

Product Rate	5.49%	6.49%	6.19%
Optional Deferred Interest	1.00%	1.00%	1.00%
Pay Rate (if deferring interest)	4.49%	5.49%	5.19%
Min Loan Size	50k	50k	250k
Max Loan Size	250k	£3m	£3m
Fixed Term	2 Years	2 or 3 Years	2 or 3 Years
Maximum Term	2 Years	25 Years	25 Years
Arrangement Fee	2%	2%	1.5%
Max LTV	75%	Loans up to £1m: 75% Loans over £1m: 65%	Loans up to £1m: 75% Loans over £1m: 70%
Automated Valuations (AVMs)	Yes – Max 70% LTV (Subject to qualifying criteria)	Houses Only – Max 65% LTV	Houses Only – Max 65% LTV
Borrower Profile:			
First Time Buyers	Max 70% LTV	Max 70% LTV & £500k loan size	✘
First Time Landlord	✓	✓	✓
Existing UK Landlord	✓	✓	✓
UK Ltd Co/SPV	✓	✓	✓
Foreign National (UK Resident)	✓*	✓*	Must have a 2-year UK mortgage history Max LTV: 70%
Foreign National Offshore	✓*	✓*	Must have a 2-year UK mortgage history Max LTV: 70%
Offshore Registered Company	✓	✓	✘
Ex-Pat	✓	✓	✓
Trust Structures	✓	✘	✓

*Foreign nationals are capped at 65% unless from a low risk jurisdiction, or 2 years UK mortgage history where 70% LTV can be considered.

Please turn over for more information

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Product Rate	5.49%	6.49%	6.19%
Property Type:			
Single Dwelling	✓	✓	✓
Purpose built MUFB	✓	✓	✓
Converted MUFB	✓	Max LTV 70%	Max LTV 70%
HMO	Max LTV 70%	Max LTV 70%	✓
Mixed Use	Max LTV 70%	Max LTV 70%	Max LTV 70%
Min Property Val	£70,000		
Max Property Val (Single Dwelling/HMO)	£2m		
Adverse Credit:			
Secured missed payments	Maximum 1 missed payment in the last 36 months 0 in the last 18 months		Maximum 1 missed payment in the last 36 months, 0 in the last 24 months
Defaults and CCJs	£5,000 maximum in 24 months – must be satisfied before completion		£1,500 maximum in 24 months, 0 in the last 12 months – must be satisfied before completion
Unsecured Payments	Utilities, Communication and Mail Order ignored 2 missed credit card or unsecured loan payments in 24 months, 0 in the last 12 months		
Borrowers with adverse credit are capped at 70% LTV			
Additional criteria:			
Interest Cover Ratio (at pay rate)	120% Company Borrowers, 125% Individual Borrowers, 130% HMO, Converted MUFB & Mixed Use (All Borrowers) All ICRs are calculated at Pay Rate		
Admin Fee	£350 per property (If there are additional units in the same block the fee is £100 per additional unit)		
Reversionary Rate	Product Rate + 1.5% over BBR (BBR minimum floor 0%)		
Early Repayment Charge	3% – No ERC in the final 1 months of the fixed term		