

Minimum Loan Size	£50k	£50k	£250k	£250k
Maximum Loan Size	£150k	£3m	£3m	£3m
Product Rate (pa)	7.77%	9.59%	9.39%	8.69%
Pay Rate (pa) if deferring 1.75% Interest (Capped at 65% LTV)	6.02%	7.84%	7.64%	6.94%
Pay Rate (pa) if deferring 1% Interest (Up to 70% LTV)	6.77%	8.59%	8.39%	7.69%
Fixed Term	2 Years	2 or 3 Years	2 or 3 Years	5 Years
Maximum Term	2 Years	25 Years	25 Years	25 Years
Arrangement Fee	2%	2%	1.5%	1.5%
Max LTV	70%	Loans up to £1m: 70% Loans over £1m: 65%	70%	70%
Automated Valuations (AVMs)	Yes (Subject to qualifying criteria)	Houses Only – Max 65% LTV	Houses Only – Max 65% LTV	Houses Only – Max 65% LTV
Borrower Profile:				
First Time Buyers	✓	✓	✗	✗
First Time Landlord	✓	✓	✓	✓
Existing UK Landlord	✓	✓	✓	✓
UK Ltd Co/SPV	✓	✓	✓	✓
Foreign National (UK Resident)	✓*	✓*	✓* Must have a 2+ year UK mortgage history	✓* Must have a 2+ year UK mortgage history
Foreign National Offshore	✓*	✓*	✓* Must have a 2+ year UK mortgage history	✓* Must have a 2+ year UK mortgage history
Offshore Registered Company	✗	✓	✓	✓
UK Ex-Pat	✓*	✓*	✓*	✓*
Trust Structures	✓	✓	✓	✓

*Octopus will consider applicants with either a low or medium HTAR (Higher than average risk) score.

Please turn over for more information

octopus-realestate.com

+44 (0) 800 294 6850

sales@octopus-realestate.com

Property Type:	
Single Dwelling	✓
Purpose built MUFB	✓
Converted MUFB	✓
HMO	✓
Mixed Use	✓
New Build Flats (Max LTV 65%)	✓
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
Defaults and CCJs	£5,000 maximum in the last 24 months, 0 in the last 12 months (must be satisfied before completion)
Unsecured payments arrears/default	Utilities, Communication and Mail Order ignored. 2 missed credit card or unsecured loan payments in 24 months, 0 in the last 12 months
Additional criteria:	
Interest Cover Ratio	120% Company Borrowers, 125% Individual Borrowers 145% HMO, Converted MUFB & Mixed Use (All Borrowers) All ICRs are calculated at Pay Rate
Reversionary Rate	Product Rate + BBR (BBR minimum floor 0%)
Early Repayment Charge	3% - No ERC in the final 1 months of the fixed term
Admin Fee	£350 per property (If there are additional units in the same block the fee is £100 per additional unit)