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|---|---|---|------------------------------|------------------------------|
| Minimum Loan Size | £50k | £50k | £50k | £50k |
| Maximum Loan Size | £150k | £3m | £3m | £3m |
| Product Rate (pa) | 7.77% | 8.49% | 8.29% | 7.89% |
| Pay Rate (pa) if deferring 1.75% Interest (Capped at 65% LTV) | 6.02% | 6.74% | 6.54% | 6.14% |
| Pay Rate (pa) if deferring 1% Interest (Up to 70% LTV) | 6.77% | 7.49% | 7.29% | 6.89% |
| Fixed Term | 2 Years | 2 Years | 3 Years | 5 Years |
| Maximum Term | 2 Years | 25 Years | 25 Years | 25 Years |
| Arrangement Fee | 2% | 2% for loans up to £250k, 1.5% for loans over £250K | | |
| Max LTV | 70% | 70% | 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) | ✓* | ✓* | ✓* | ✓* |
| Foreign National Offshore | ✓* | ✓* | ✓* | ✓* |
| Offshore Registered Company | x | ✓ | ✓ | ✓ |
| UK Ex-Pat | ✓* | ✓* | ✓* | ✓* |
| Trust Structures | x | ✓ | ✓ | ✓ |

*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

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| 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) |