

Minimum loan size	£50k
Maximum loan size	£300k
Product Rate (pa)	7.25%
Interest type (interest only)	Fixed, fully serviced
Term	2 Years
Arrangement fee	3%
Max LTV (day 1)	70%
Further advance available	Up to 5% of current valuation
Max LTV (end of term)	70% (+ 5% uplift for EPC works and payment holiday)
Automated valuations (AVMs)	Yes (subject to qualifying criteria)
<b>Borrower profile:</b>	
First time buyers (UK resident)	Company applications only – limited to 65% LTV (+5% uplift for EPC works and payment holiday)
First time buyers (non-UK resident)	Limited to 65% LTV (+ 5% uplift for EPC works and payment holiday)
First time landlord	✓
Existing UK landlord	✓
UK Ltd Co/SPV	✓
Foreign national (UK resident)	✓*
Foreign national offshore	✓*
UK Ex-pat	✓
Trust structures	✓

\*Please refer to product guidelines for LTV restrictions

Property type:	
Single dwelling	✓
HMO	✓
Flats above commercial	Limited to 65% LTV (+ 5% uplift for EPC works and payment holiday)
MUFB	✗
Mixed use	✗
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	£1,500 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) <b>All ICRs are calculated at pay rate and will need to cover the end of term loan amount</b>
Early repayment charge	3% – No ERC in the final 1 month 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)