

For mortgage intermediaries only
Buy-to-let - criteria matrix

Term	2 Years	3 Years
ERC	3% - No ERC in the final month	3% - No ERC in the final year
Product Rate	6.99% p.a.	
Arrangement Fee	3%	
Interest Type	Fixed, Interest Only	
Minimum Loan Size	£50,000	
Maximum Loan Size	£500,000	
Maximum Loan to Value (LTV)	70%	
Automated valuations (AVMs) available	Yes (subject to criteria)	
Enhanced title indemnity available	Yes (subject to criteria)	
Search indemnity available	Yes (subject to criteria)	
Borrower profile:		
First Time Buyers (UK Resident)	Company applications only	
First Time Buyers (Non-UK Resident)	✓	
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	✓	

* Nationals from medium to high-risk jurisdictions will be limited to 65% LTV, unless residing in the UK with indefinite leave to remain (risk profile assessed on the source of wealth and country of residence).

** First time buyer capped at 60% LTV.

Please turn over for more information

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Property type:	
Single Dwelling	✓
Purpose built MUFB	✓
Converted MUFB	✓
HMO	✓
Mixed Use (Max LTV 65%)	✓
New Build Flats (Max LTV 65%)	✓
Min Property Val	£70,000
Max Property Val (Single Dwelling/HMO)	£2 million
Adverse credit:	
Secured missed payments	Maximum 1 missed payment in the last 36 months, 0 in the last 24 months
Defaults and CCJs	£1,500 maximum in 24 months, 0 in the last 12 months (must be satisfied before completion)
Unsecured payments arrears/default	Utilities, Communication and Mail Order ignored. Maximum 2 missed credit card or unsecured loan payments in the last 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);
Admin Fee	£350 per property (If there are additional units in the same block the fee is £100 per additional unit)