

LANDBAY

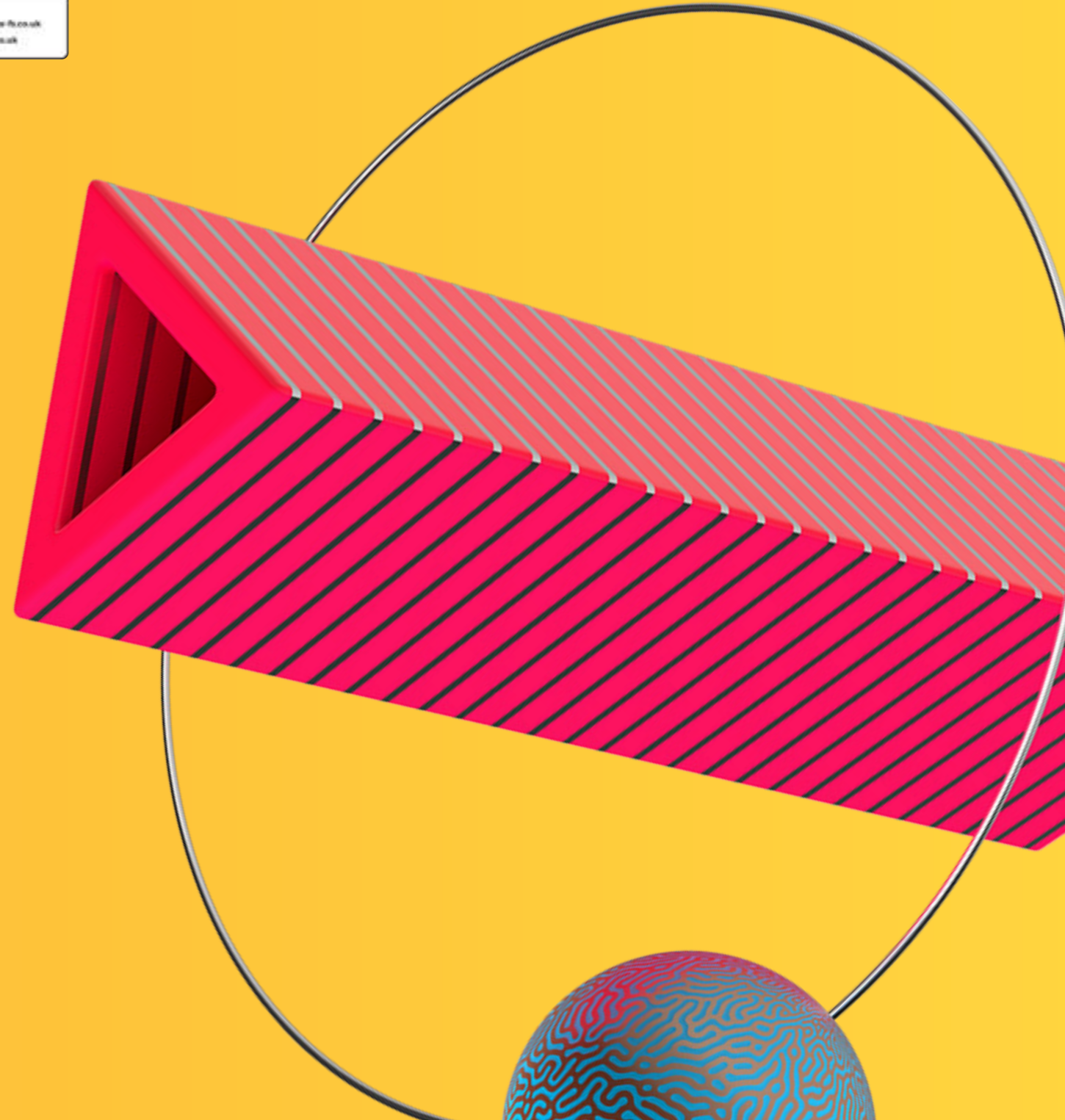
Complete
The specialist mortgage advisers

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Product Guide

25 JUNE 2024 | LBPG25062024

FOR INTERMEDIARY USE ONLY



Welcome to Landbay

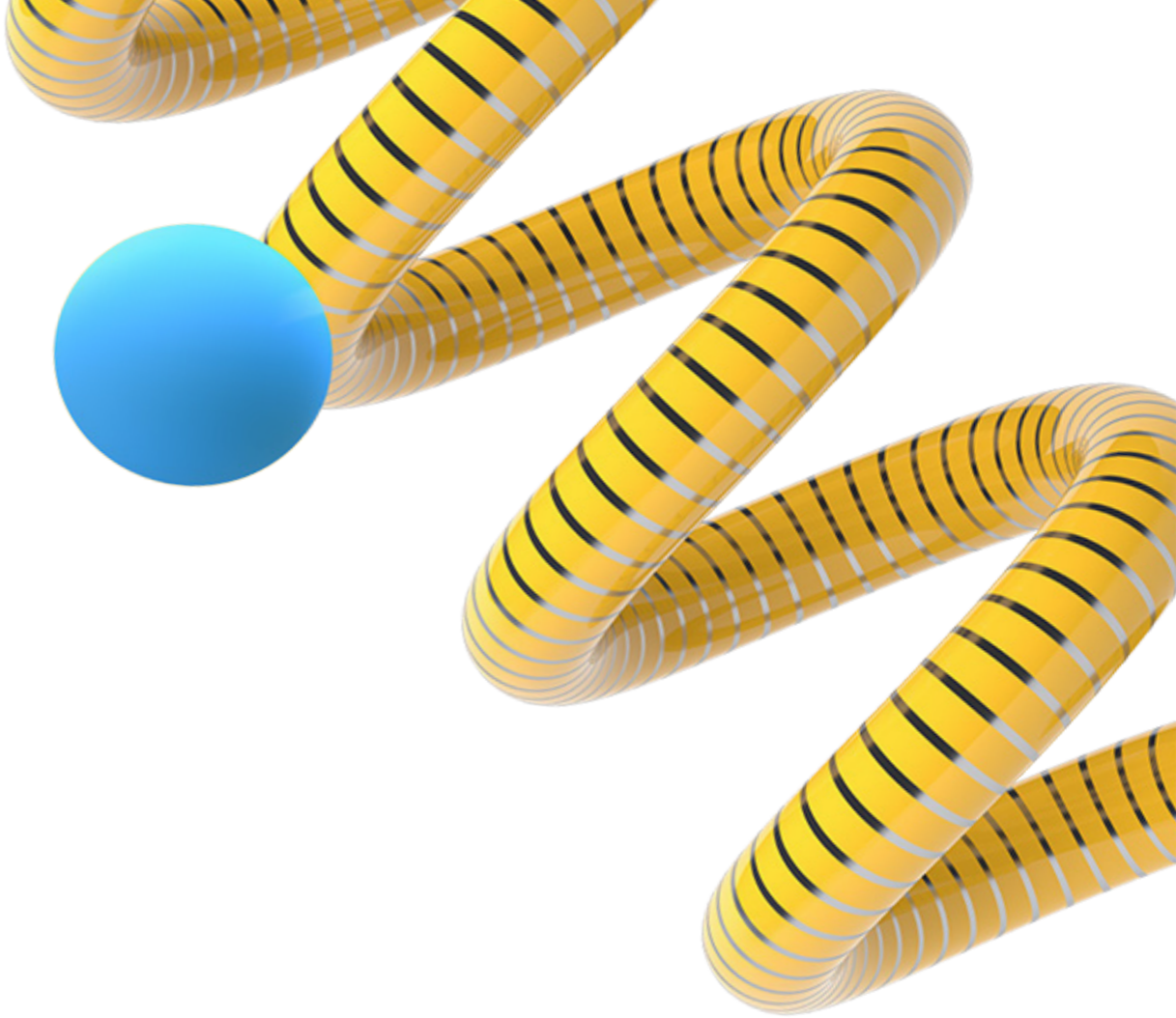
Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- Experts at the end of the line
- Fast decisions you can count on
- Smart technology designed for you



- HMO and MUFBs (up to 12 beds)
- Term trackers (no ERC)
- SPV, LLP & trading Limited Companies



Like-for-like Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 65% LTV										No increased borrowing permitted The current BBR is 5.25%
Standard	2 Year Fixed	65%	5.69%	3%	£30k	£1.5m	5.69%	2%/2%	LVFB6524609	
Standard	2 Year Fixed	65%	5.19%	4%	£30k	£1.5m	5.19%	2%/2%	LVFB6524604	
Standard	2 Year Fixed	65%	4.49%	5%	£30k	£1.5m	4.49%	2%/2%	LVFB6524593	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.34%	4%	£30k	£1m	5.34%	2%/2%	LVFB7524603	
Standard	2 Year Fixed	75%	4.79%	5%	£30k	£1m	4.79%	2%/2%	LVFB7524594	

Like for Like 2 year products are stressed at the product pay rate.

All fixed rates revert to 3.49%+BBR.

Bank Rate will be deemed not to go below a floor of 0.10% even if the BBR falls below this.



Core product range

Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 55% LTV										Trading companies are not accepted.
Standard	2 Year Fixed	55%	4.39%	5%	£30k	£1.5m	6.39%	2%/2%	LVFB5524596	
STANDARD PROPERTIES - UP TO 65% LTV										
Standard	2 Year Fixed	65%	5.69%	3%	£30k	£1.5m	7.69%	2%/2%	LVFB6524595	
Standard	2 Year Fixed	65%	4.49%	5%	£30k	£1.5m	6.49%	2%/2%	LVFB6524599	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.84%	3%	£30k	£1m	7.84%	2%/2%	LVFB7524597	
Standard	2 Year Fixed	75%	5.34%	4%	£30k	£1m	7.34%	2%/2%	LVFB7524598	
Standard	2 Year Fixed	75%	4.79%	5%	£30k	£1m	6.79%	2%/2%	LVFB7524613	
Standard	2 Year Fixed	75%	4.19%	6%	£30k	£1m	6.19%	2%/2%	LVFB7524612	

All fixed rates revert to 3.49%+BBR.



Core product range

Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 55% LTV										Trading companies are not accepted.
Standard	5 Year Fixed	55%	4.99%	5%	£100k	£1.5m	4.99%	5%/5%/5%/3%/3%	LVFE5524519	
Standard	5 Year Fixed	55%	4.79%	6%	£100k	£1.5m	4.79%	5%/5%/5%/3%/3%	LVFE5524516	
Standard	5 Year Fixed	55%	4.59%	7%	£100k	£1.5m	4.59%	5%/5%/5%/3%/3%	LVFE5524514	
STANDARD PROPERTIES - UP TO 65% LTV										
Standard	5 Year Fixed	65%	5.74%	3%	£100k	£1.5m	5.74%	5%/5%/5%/3%/3%	LVFE6524558	
Standard	5 Year Fixed	65%	5.09%	5%	£100k	£1.5m	5.09%	5%/5%/5%/3%/3%	LVFE6524602	
Standard	5 Year Fixed	65%	4.89%	6%	£100k	£1.5m	4.89%	5%/5%/5%/3%/3%	LVFE6524606	
Standard	5 Year Fixed	65%	4.64%	7%	£100k	£1.5m	4.64%	5%/5%/5%/3%/3%	LVFE6524611	

All fixed rates revert to 3.49%+BBR.



Core product range

Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.99%	£1,299	£30K	£64,999	5.99%	5%/5%/5%/3%/3%	LVFE7524555	Trading companies are not accepted.
Standard	5 Year Fixed	75%	6.39%	0%	£65K	£500k	6.39%	5%/5%/5%/3%/3%	LVFE7524508	
Standard	5 Year Fixed	75%	5.99%	2%	£65K	£1m	5.99%	5%/5%/5%/3%/3%	LVFE7524556	
Standard	5 Year Fixed	75%	5.79%	3%	£65K	£1m	5.79%	5%/5%/5%/3%/3%	LVFE7524557	
Standard	5 Year Fixed	75%	5.14%	5%	£65K	£1m	5.14%	5%/5%/5%/3%/3%	LVFE7524600	
Standard	5 Year Fixed	75%	4.94%	6%	£65K	£1m	4.94%	5%/5%/5%/3%/3%	LVFE7524601	
Standard	5 Year Fixed	75%	4.69%	7%	£65K	£1m	4.69%	5%/5%/5%/3%/3%	LVFE7524610	
STANDARD PROPERTIES - UP TO 80% LTV										
Standard	5 Year Fixed	80%	6.59%	0%	£75k	£500k	6.59%	5%/5%/5%/3%/3%	LVFE8024507	<ul style="list-style-type: none"> • Properties above/adjacent commercial • New build properties • Ex local authority properties • At least one applicant must hold more than 12 months of experience
Standard	5 Year Fixed	80%	5.89%	3%	£75k	£750k	5.89%	5%/5%/5%/3%/3%	LVFE8024570	

All fixed rates revert to 3.49%+BBR.



Core product range

Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR FIXED RATE - UP TO 65% LTV										
Small HMO	2 Year Fixed	65%	4.64%	5%	£75k	£1.5m	6.64%	2%/2%	LHFB6524620	First-time landlords are not accepted New build properties accepted Up to 6 beds/units All fixed rates revert to 3.49%+BBR.
2 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	2 Year Fixed	75%	5.89%	3%	£75k	£1m	7.89%	2%/2%	LHFB7524618	
Small HMO	2 Year Fixed	75%	4.79%	5%	£75k	£1m	6.79%	2%/2%	LHFB7524615	
Small HMO	2 Year Fixed	75%	4.24%	6%	£75k	£1m	6.24%	2%/2%	LHFB7524619	
5 YEAR FIXED RATE - UP TO 65% LTV										
Small HMO	5 Year Fixed	65%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE6524534	
Small HMO (Large Loan)	5 Year Fixed	65%	5.89%	3%	£1m	£1.5m	5.89%	5%/5%/5%/3%/3%	LHFE6524573	
Small HMO	5 Year Fixed	65%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE6524529	
Small HMO	5 Year Fixed	65%	4.99%	6%	£75k	£1m	4.99%	5%/5%/5%/3%/3%	LHFE6524623	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE7524528	
Small HMO (Large Loan)	5 Year Fixed	75%	5.99%	3%	£1m	£1.5m	5.99%	5%/5%/5%/3%/3%	LHFE7524572	
Small HMO	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7524502	
Small HMO (Large Loan)	5 Year Fixed	75%	5.49%	5%	£1m	£1.5m	5.49%	5%/5%/5%/3%/3%	LHFE7524575	
Small HMO	5 Year Fixed	75%	5.09%	6%	£75k	£1m	5.09%	5%/5%/5%/3%/3%	LHFE7524627	

Core product range

Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL HMO - 5 YEAR FIXED RATE - UP TO 80% LTV										
Small HMO	5 Year Fixed	80%	6.69%	0%	£75k	£500k	6.69%	5%/5%/5%/3%/3%	LHFE8024515	First-time landlords are not accepted Up to 6 beds/units Ex local authority properties
Small HMO	5 Year Fixed	80%	6.19%	3%	£75k	£750k	6.19%	5%/5%/5%/3%/3%	LHFE8024569	
LARGE HOUSES IN MULTIPLE OCCUPATION										
Large HMO	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231313	First-time landlords are not accepted New build properties accepted Up to 12 beds/units
Large HMO	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE6524268	
Large HMO	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE7524271	
FIRST-TIME LANDLORDS										
Small HMO	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB7524541	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524518	

All fixed rates revert to 3.49%+BBR.

Core product range

Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
2 YEAR FIXED RATE - UP TO 65% LTV											
Small MUFB	2 Year Fixed	65%	4.64%	5%	£75k	£1.5m	6.64%	2%/2%	LHFB6524622	First-time landlords are not accepted New build properties accepted Up to 6 beds/units All fixed rates revert to 3.49%+BBR.	
2 YEAR FIXED RATE - UP TO 75% LTV											
Small MUFB	2 Year Fixed	75%	5.89%	3%	£75k	£1m	7.89%	2%/2%	LHFB7524617		
Small MUFB	2 Year Fixed	75%	4.79%	5%	£75k	£1m	6.79%	2%/2%	LHFB7524614		
Small MUFB	2 Year Fixed	75%	4.24%	6%	£75k	£1m	6.24%	2%/2%	LHFB7524616		
5 YEAR FIXED RATE - UP TO 65% LTV											
Small MUFB	5 Year Fixed	65%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE6524526		
Small MUFB (Large Loan)	5 Year Fixed	65%	5.89%	3%	£1m	£1.5m	5.89%	5%/5%/5%/3%/3%	LHFE6524580		
Small MUFB	5 Year Fixed	65%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE6524533		
Small MUFB	5 Year Fixed	65%	4.99%	6%	£75k	£1m	4.99%	5%/5%/5%/3%/3%	LHFE6524621		
5 YEAR FIXED RATE - UP TO 75% LTV											
Small MUFB	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE7524542		
Small MUFB (Large Loan)	5 Year Fixed	75%	5.99%	3%	£1m	£1.5m	5.99%	5%/5%/5%/3%/3%	LHFE7524577		
Small MUFB	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7524500		
Small MUFB (Large Loan)	5 Year Fixed	75%	5.49%	5%	£1m	£1.5m	5.49%	5%/5%/5%/3%/3%	LHFE7524582		
Small MUFB	5 Year Fixed	75%	5.09%	6%	£75k	£1m	5.09%	5%/5%/5%/3%/3%	LHFE7524626		

Core product range

Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
LARGE MULTI-UNIT FREEHOLD BLOCK										First-time landlords are not accepted New build properties accepted Up to 12 beds/units
Large MUFB	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231314	
Large MUFB	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE6524270	
Large MUFB	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE7524269	
FIRST-TIME LANDLORDS										New build properties accepted Up to 6 beds/unit
Small MUFB	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB7524540	
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524520	

All fixed rates revert to 3.49%+BBR.

Core product range

Trading limited companies

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	2 Year Fixed	75%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LVFB7524551	First-time landlords accepted
Standard	5 Year Fixed	75%	5.44%	5%	£75k	£1m	5.44%	5%/5%/5%/3%/3%	LVFE7524522	
Small HMO	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LHFB7524549	New build properties accepted No first-time landlords Small HMO/MUFB Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524521	
Small MUFB	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LHFB7524548	
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524523	

All fixed rates revert to 3.49%+BBR.



Core product range

2 year tracker

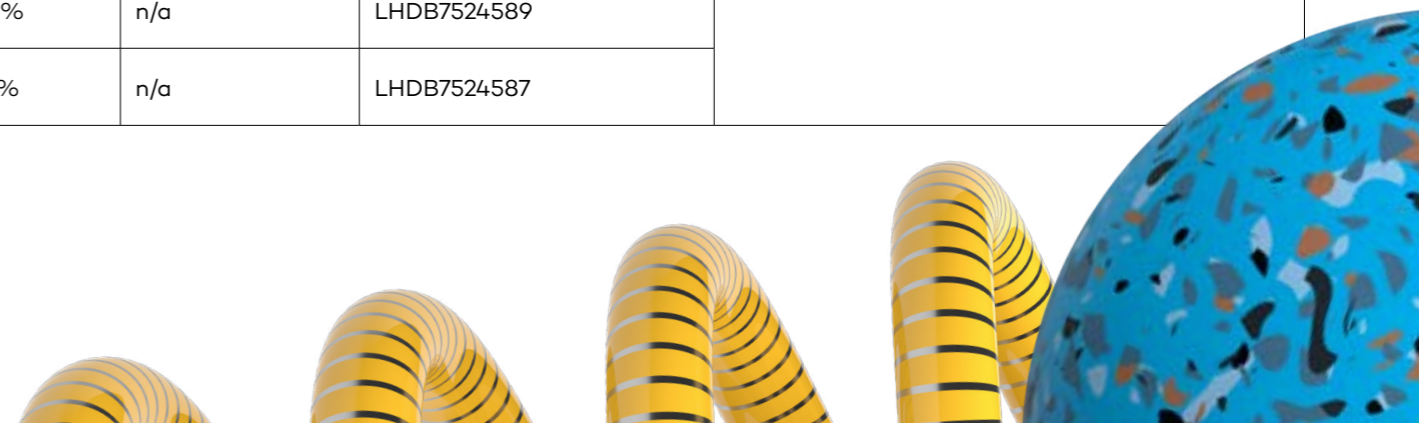
Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
STANDARD PROPERTIES											
Standard	2 year tracker	65%	6.69% (1.44%+BBR)	3%	£75k	£1m	8.69%	n/a	LVDB6524590	New build properties accepted The current BBR is 5.25%.	
Standard	2 year tracker	65%	5.59% (0.34%+BBR)	5%	£75k	£1m	7.59%	n/a	LVDB6524591		
Standard	2 year tracker	75%	6.94% (1.69%+BBR)	3%	£30k	£1m	8.94%	n/a	LVDB7524586		
Standard	2 year tracker	75%	5.84% (0.59%+BBR)	5%	£30k	£1m	7.84%	n/a	LVDB7524585		
STANDARD LIKE-FOR-LIKE PROPERTIES											
Standard	2 year tracker	65%	5.59% (0.34%+BBR)	5%	£75k	£1m	5.59%	n/a	LVDB6524584		
Standard	2 year tracker	75%	5.84% (0.59%+BBR)	5%	£30k	£1m	5.84%	n/a	LVDB7524583		
SMALL HMO - UP TO 6 BEDS											
Small HMO	2 year tracker	75%	6.94% (1.69% + BBR)	3%	£75k	£1m	8.94%	n/a	LHDB7524592		
Small HMO	2 year tracker	75%	5.84% (0.59% + BBR)	5%	£75k	£1m	7.84%	n/a	LHDB7524588		
SMALL MUFB - UP TO 6 BEDS											
Small MUFB	2 year tracker	75%	6.94% (1.69% + BBR)	3%	£75k	£1m	8.84%	n/a	LHDB7524589		
Small MUFB	2 year tracker	75%	5.84% (0.59% + BBR)	5%	£75k	£1m	7.84%	n/a	LHDB7524587		

Tracker products are stressed at either 5.5% or rate +2%, whichever is greater.

Rates will revert to 3.49%+BBR after the two year discounted period ends.

We will recalculate affordability should there be a change to BBR.

Bank Rate will be deemed not to go below a floor of 0.10% even if the BBR falls below this.



ICR rules

5 YEAR FIXED RATE PRODUCTS STRESSED AT PAY RATE

2 YEAR FIXED RATE AND TRACKER RATE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +2%

2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +1%

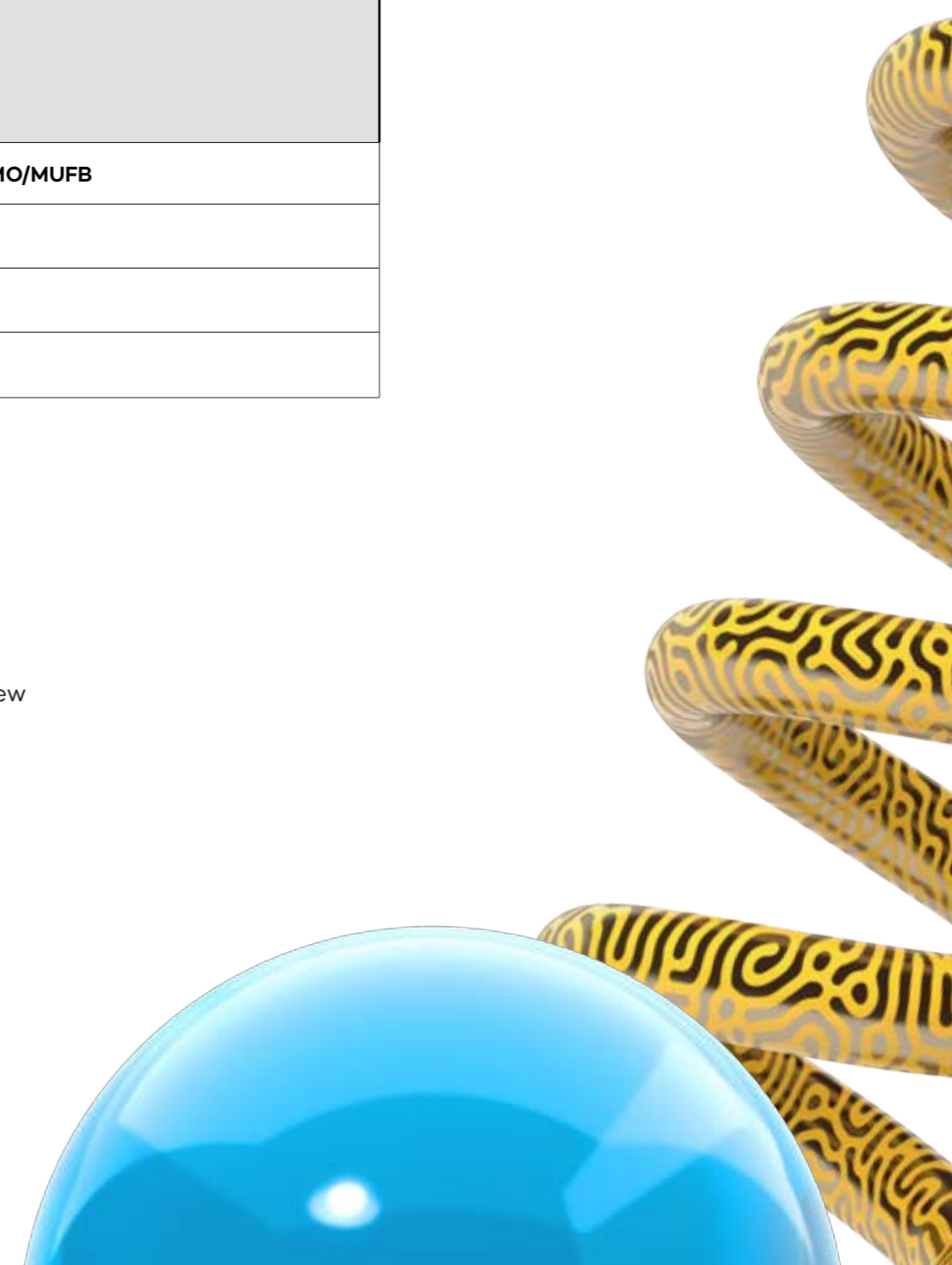
	Standard	HMO/MUFB	First-time landlord HMO/MUFB
Individual - Basic rate taxpayer	125%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%
Limited Company/LLP	125%	125%	135%

Where the application meets more than one of the above stress rates, the higher stress rate will apply. The underlying affordability of the background portfolio for an application will be considered against a minimum underlying ICR rate of 125% @ 5.00%.

If any applicant on an application is a high rate taxpayer, the higher rate margin applies.

All mortgage applications are subject to regional risk limits. Please note the administration fee is non-refundable. For HMO properties with 10+ rooms a quote will be required. Please contact us for more information.

Please be aware that all applications must **reach offer within 50 days** from full submission. If an offer is not made by this time, a new product will need to be selected, which could affect the loan size, rate and criteria. All mortgage offers are **valid for 90 days**.



Valuation fees

All applications are subject to a £199 non-refundable application fee

Property value	Standard properties	Small HMO	Large HMO/ MUFB
Up to - £150,000	£250	£750	£1200
£ 150,001 - £200,000	£285	£750	£1200
£ 200,001 - £250,000	£315	£750	£1200
£ 250,001 - £300,000	£370	£750	£1300
£ 300,001 - £400,000	£430	£750	£1350
£ 400,001 - £500,000	£490	£900	£1500
£ 500,001 - £600,000	£555	£925	£1600
£ 600,001 - £700,000	£610	£1000	£1700
£ 700,001 - £800,000	£695	£1075	£1825
£ 800,001 - £900,000	£760	£1125	£1950
£ 900,001 - £1,000,000	£860	£1200	£2150
£1,000,001 - £1,200,000	£975	£1275	£2350
£1,200,001 - £1,250,000	£1145	£1350	£2350
£1,250,001 - £1,400,000	£1145	£1350	£2425
£1,400,001 - £1,500,00	£1305	Quote	£2425
£1,500,001 - £1,600,000	£1305	Quote	£2500
£1,600,001 - £1,750,000	£1540	Quote	£2500
£1,750,001 - £1,800,000	£1540	Quote	£2575
£1,800,001 - £2,000,000	£1820	Quote	£2575
£2,000,001 - £2,500,000	Quote	Quote	£3250
£2,500,000+	Quote	Quote	Quote



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