

LANDBAY

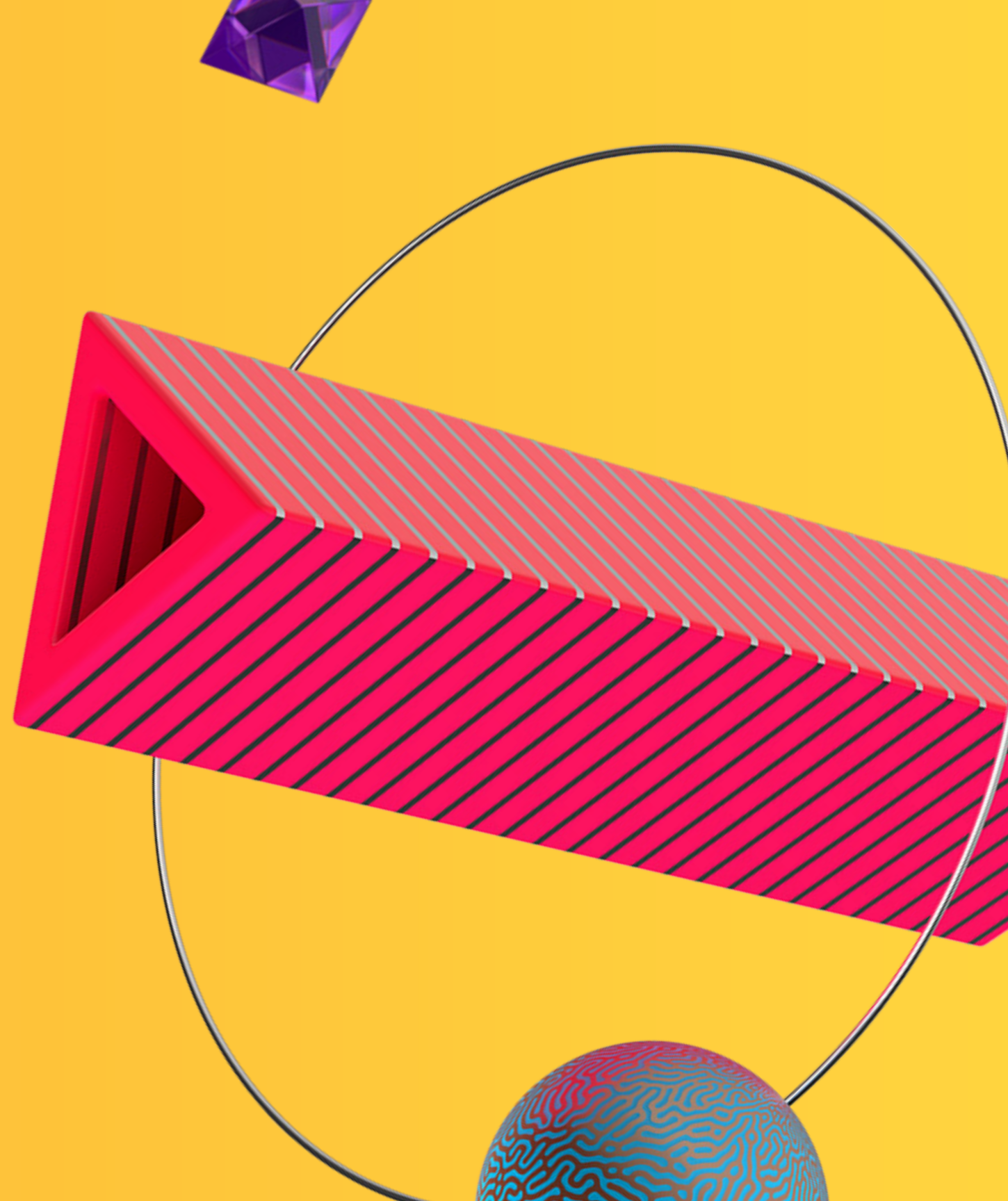
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Product Guide

07 JANUARY 2025 | LBPG07012025

FOR INTERMEDIARY USE ONLY



Welcome to Landbay

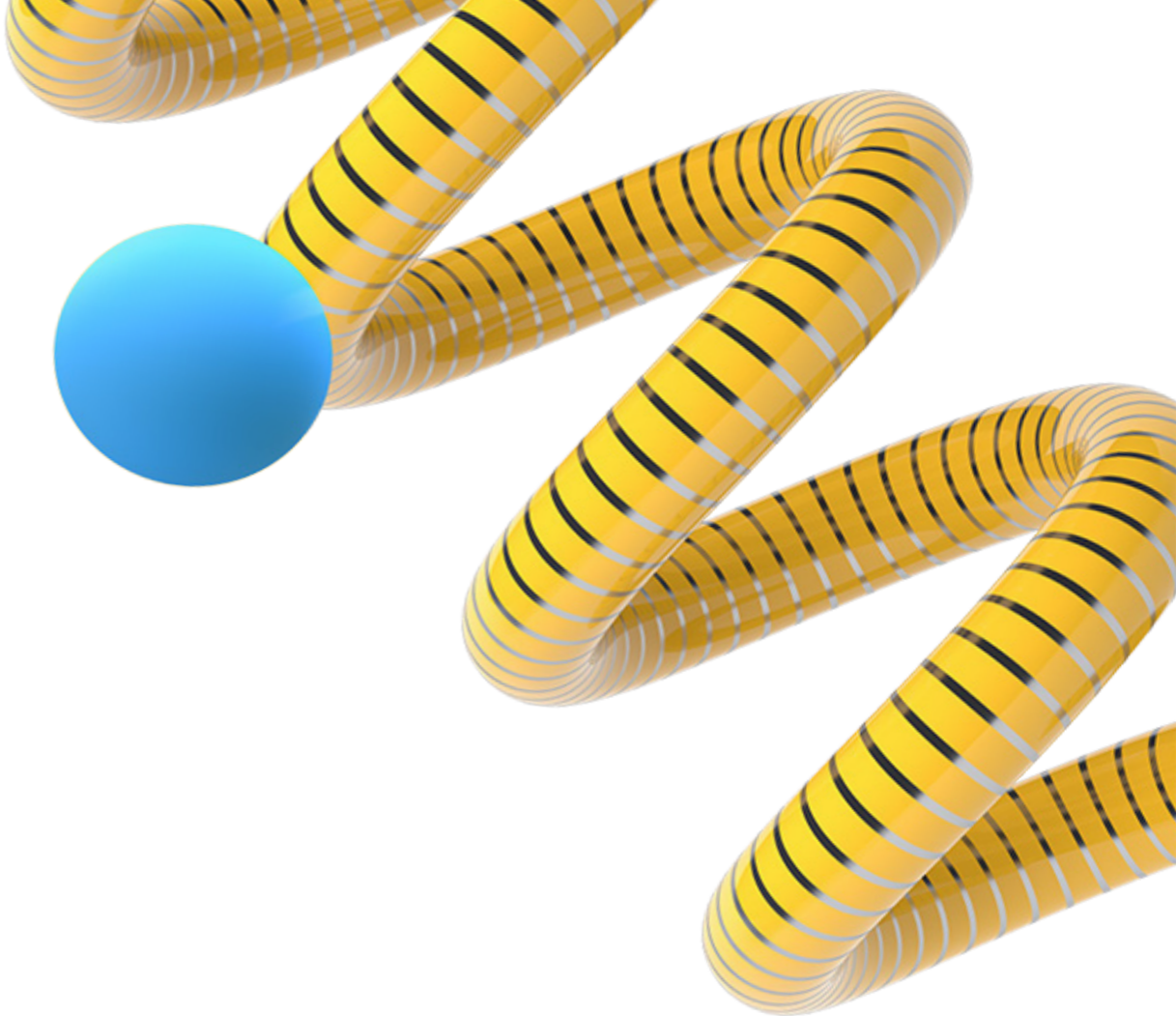
Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- 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)
- 2 year trackers (no ERC)
- SPV, LLP & trading Limited Companies



Limited Edition

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
AVM - STANDARD PROPERTIES - UP TO 65% LTV										All AVM products are subject to a £249 non-refundable administration fee Max property value up to £750k Includes blocks of up to 6 storeys Excludes new builds Excludes self-built/developed properties Excludes day 1 remo Lease must be greater than 85 years
AVM Standard	5 Year Fixed	65%	5.39%	2%	£75k	£487k	5.39%	5%/5%/5%/3%/3%	LVFE6525004	
AVM Standard	5 Year Fixed	65%	5.19%	3%	£75k	£487k	5.19%	5%/5%/5%/3%/3%	LVFE6525002	
AVM Standard	5 Year Fixed	65%	4.79%	5%	£75k	£487k	4.79%	5%/5%/5%/3%/3%	LVFE6525003	
AVM Standard	5 Year Fixed	65%	4.59%	6%	£75k	£487k	4.59%	5%/5%/5%/3%/3%	LVFE6525001	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.39%	2%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LVFE7525009	
Standard	5 Year Fixed	75%	5.19%	3%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LVFE7525010	
Standard	5 Year Fixed	75%	4.79%	5%	£75k	£1m	4.79%	5%/5%/5%/3%/3%	LVFE7525011	
Standard	5 Year Fixed	70%	4.59%	6%	£75k	£1m	4.59%	5%/5%/5%/3%/3%	LVFE7025012	

For AVM ICR rules, please see [ICR rules page](#)

Limited Edition product range has a maximum exposure of £2M per borrower. Once exceeded standard products can be selected above £2M.

All fixed rates revert to 3.49%+BBR

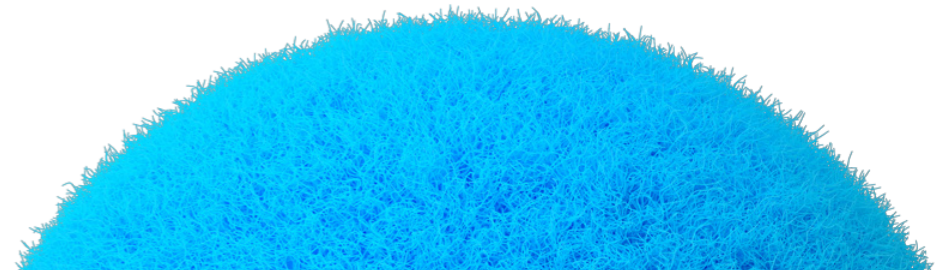


AVM standard properties

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 70% LTV										
Standard	2 Year Fixed	70%	5.64%	2%	£30k	£525k	7.64%	2%/2%	LVFB70241643	All AVM products are subject to a £249 non-refundable administration fee Max property value up to £750k Includes blocks of up to 6 storeys Excludes HMOs and MUFBs Excludes new builds Excludes self-built/developed properties Excludes day 1 remo Lease must be greater than 85 years All fixed rates revert to 3.49%+BBR.
Standard	2 Year Fixed	70%	5.14%	3%	£30k	£525k	7.14%	2%/2%	LVFB70241641	
Standard	2 Year Fixed	70%	4.14%	5%	£30k	£525k	6.14%	2%/2%	LVFB70241642	
Standard	2 Year Fixed	70%	3.64%	6%	£30k	£525k	5.64%	2%/2%	LVFB70241639	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.69%	2%	£30k	£562.5k	7.69%	2%/2%	LVFB75241637	
Standard	2 Year Fixed	75%	5.19%	3%	£30k	£562.5k	7.19%	2%/2%	LVFB75241638	
Standard	2 Year Fixed	75%	4.19%	5%	£30k	£562.5k	6.19%	2%/2%	LVFB75241636	
Standard	2 Year Fixed	75%	3.69%	6%	£30k	£562.5k	5.69%	2%/2%	LVFB75241640	

For AVM ICR rules, please see ICR rules page

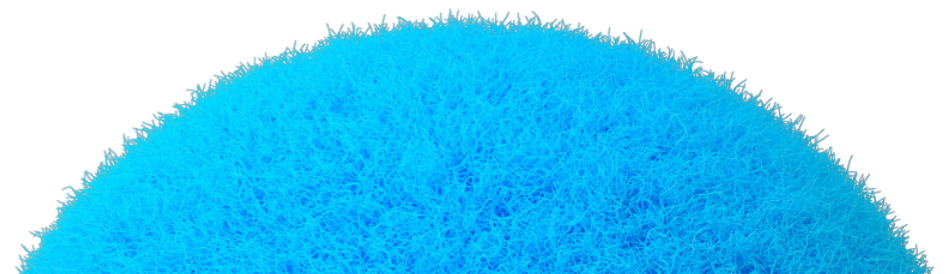


AVM non-portfolio landlords - for applicants with three or less mortgaged properties

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 70% LTV										
Standard	5 Year Fixed	70%	5.34%	2%	£75k	£525k	5.34%	5%/5%/5%/3%/3%	LVFE70241621	<p>All AVM products are subject to a £249 non-refundable administration fee.</p> <p>Max property value up to £750k Includes blocks of up to 6 storeys Excludes HMOs and MUFBs Excludes new builds Excludes self-built/developed properties Excludes day 1 remo Lease must be greater than 85 years</p> <p>All fixed rates revert to 3.49%+BBR.</p>
Standard	5 Year Fixed	70%	5.14%	3%	£75k	£525k	5.14%	5%/5%/5%/3%/3%	LVFE70241626	
Standard	5 Year Fixed	70%	4.74%	5%	£75k	£525k	4.74%	5%/5%/5%/3%/3%	LVFE70241629	
Standard	5 Year Fixed	70%	4.34%	7%	£75k	£525k	4.34%	5%/5%/5%/3%/3%	LVFE70241623	
Standard	5 Year Fixed	70%	5.34%	£1,499	£30k	£74,999	5.34%	5%/5%/5%/3%/3%	LVFE70241625	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.39%	2%	£75k	£562.5k	5.39%	5%/5%/5%/3%/3%	LVFE75241619	
Standard	5 Year Fixed	75%	5.19%	3%	£75k	£562.5k	5.19%	5%/5%/5%/3%/3%	LVFE75241627	
Standard	5 Year Fixed	75%	4.79%	5%	£75k	£562.5k	4.79%	5%/5%/5%/3%/3%	LVFE75241628	
Standard	5 Year Fixed	75%	4.59%	6%	£75k	£562.5k	4.59%	5%/5%/5%/3%/3%	LVFE75241622	
Standard	5 Year Fixed	75%	5.39%	£1,499	£30k	£74,999	5.39%	5%/5%/5%/3%/3%	LVFE75241624	

For AVM ICR rules, please see ICR rules page



Non-portfolio landlords - for applicants with three or less mortgaged properties

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 55% LTV										Applicants must have 3 or less mortgaged properties at time of application. The current BBR is 4.75% All fixed rates revert to 3.49%+BBR. Trading companies are not accepted.
Standard	5 Year Fixed	55%	5.34%	2%	£75k	£2m	5.34%	5%/5%/5%/3%/3%	LVFE55241613	
Standard	5 Year Fixed	55%	4.74%	5%	£75k	£2m	4.74%	5%/5%/5%/3%/3%	LVFE55241608	
Standard	5 Year Fixed	55%	4.34%	7%	£75k	£2m	4.34%	5%/5%/5%/3%/3%	LVFE55241609	
STANDARD PROPERTIES - UP TO 70% LTV										
Standard	5 Year Fixed	70%	4.39%	7%	£75k	£1.5m	4.39%	5%/5%/5%/3%/3%	LVFE70241616	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.39%	2%	£75k	£1.5m	5.39%	5%/5%/5%/3%/3%	LVFE75241620	
Standard	5 Year Fixed	75%	5.19%	3%	£75k	£1.5m	5.19%	5%/5%/5%/3%/3%	LVFE75241618	
Standard	5 Year Fixed	75%	4.79%	5%	£75k	£1.5m	4.79%	5%/5%/5%/3%/3%	LVFE75241614	
Standard	5 Year Fixed	75%	4.59%	6%	£75k	£1.5m	4.59%	5%/5%/5%/3%/3%	LVFE75241617	
Standard	5 Year Fixed	75%	5.39%	£1,499	£30k	£74,999	5.39%	5%/5%/5%/3%/3%	LVFE75241615	



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										
Standard	2 Year Fixed	55%	5.14%	3%	£30k	£1.5m	7.14%	2%/2%	LVFB55241630	
Standard	2 Year Fixed	55%	4.14%	5%	£30k	£1.5m	6.14%	2%/2%	LVFB55241633	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.69%	2%	£30k	£1m	7.69%	2%/2%	LVFB75241631	
Standard	2 Year Fixed	75%	5.19%	3%	£30k	£1m	7.19%	2%/2%	LVFB75241632	
Standard	2 Year Fixed	75%	4.19%	5%	£30k	£1m	6.19%	2%/2%	LVFB75241634	
Standard	2 Year Fixed	75%	3.69%	6%	£30k	£1m	5.69%	2%/2%	LVFB75241635	

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										
Standard	5 Year Fixed	55%	5.44%	2%	£100k	£2m	5.44%	5%/5%/5%/3%/3%	LVFE55241612	
Standard	5 Year Fixed	55%	4.84%	5%	£100k	£2m	4.84%	5%/5%/5%/3%/3%	LVFE55241611	
Standard	5 Year Fixed	55%	4.44%	7%	£100k	£2m	4.44%	5%/5%/5%/3%/3%	LVFE55241610	
STANDARD PROPERTIES - UP TO 65% LTV										
Standard	5 Year Fixed	65%	5.69%	3%	£75k	£1.5m	5.69%	5%/5%/5%/3%/3%	LVFE65241481	
Standard	5 Year Fixed	65%	5.19%	5%	£75k	£1.5m	5.19%	5%/5%/5%/3%/3%	LVFE65241480	
Standard	5 Year Fixed	65%	4.94%	6%	£75k	£1.5m	4.94%	5%/5%/5%/3%/3%	LVFE65241479	
Standard	5 Year Fixed	65%	4.74%	7%	£75k	£1.5m	4.74%	5%/5%/5%/3%/3%	LVFE65241471	

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%	5.94%	£1,299	£30K	£64,999	5.94%	5%/5%/5%/3%/3%	LVFE75241519	
Standard	5 Year Fixed	75%	6.49%	0%	£65K	£500k	6.49%	5%/5%/5%/3%/3%	LVFE75241485	
Standard	5 Year Fixed	75%	5.94%	2%	£65K	£1m	5.94%	5%/5%/5%/3%/3%	LVFE75241520	
Standard	5 Year Fixed	75%	5.74%	3%	£65K	£1m	5.74%	5%/5%/5%/3%/3%	LVFE75241486	
Standard	5 Year Fixed	75%	5.24%	5%	£65K	£1m	5.24%	5%/5%/5%/3%/3%	LVFE75241497	
Standard	5 Year Fixed	75%	4.99%	6%	£65K	£1m	4.99%	5%/5%/5%/3%/3%	LVFE75241472	
Standard	5 Year Fixed	75%	4.79%	7%	£65K	£1m	4.79%	5%/5%/5%/3%/3%	LVFE75241470	
STANDARD PROPERTIES - UP TO 80% LTV										
Standard	5 Year Fixed	80%	6.99%	0%	£75k	£500k	6.99%	5%/5%/5%/3%/3%	LVFE80241318	<ul style="list-style-type: none"> Excludes properties above/ adjacent commercial Excludes new build properties Excludes Ex-local authority properties At least one applicant must hold more than 12 months of experience
Standard	5 Year Fixed	80%	6.29%	3%	£75k	£750k	6.29%	5%/5%/5%/3%/3%	LVFE80241317	

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%	4.49%	5%	£75k	£1.5m	6.49%	2%/2%	LHFB65241513	First-time landlords are not 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%	5.64%	3%	£75k	£1m	7.64%	2%/2%	LHFB75241510	
Small HMO	2 Year Fixed	75%	4.59%	5%	£75k	£1m	6.59%	2%/2%	LHFB75241499	
Small HMO	2 Year Fixed	75%	4.09%	6%	£75k	£1m	6.09%	2%/2%	LHFB75241503	
5 YEAR FIXED RATE - UP TO 65% LTV										
Small HMO	5 Year Fixed	65%	5.74%	3%	£75k	£1m	5.74%	5%/5%/5%/3%/3%	LHFE65241522	
Small HMO	5 Year Fixed	65%	5.44%	5%	£75k	£1m	5.44%	5%/5%/5%/3%/3%	LHFE65241523	
Small HMO	5 Year Fixed	65%	5.04%	6%	£75k	£1m	5.04%	5%/5%/5%/3%/3%	LHFE65241524	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	5 Year Fixed	75%	5.84%	3%	£75k	£1m	5.84%	5%/5%/5%/3%/3%	LHFE75241496	
Small HMO	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE75241489	
Small HMO	5 Year Fixed	75%	5.14%	6%	£75k	£1m	5.14%	5%/5%/5%/3%/3%	LHFE75241475	

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%	7.09%	0%	£75k	£500k	7.09%	5%/5%/5%/3%/3%	LHFE80241319	First-time landlords are not accepted Excludes new build properties Up to 6 beds/units Excludes ex-local authority properties
Small HMO	5 Year Fixed	80%	6.59%	3%	£75k	£750k	6.59%	5%/5%/5%/3%/3%	LHFE80241320	
LARGE HOUSES IN MULTIPLE OCCUPATION										
Large HMO	2 Year Fixed	75%	6.64%	3%	£100k	£1.5m	8.64%	2%/2%	LHFB75241324	First-time landlords are not accepted Up to 12 beds/units
Large HMO	2 Year Fixed	75%	5.64%	5%	£100k	£1.5m	7.64%	2%/2%	LHFB75241327	
Large HMO	5 Year Fixed	75%	6.69%	3%	£100k	£1.5m	6.69%	5%/5%/5%/3%/3%	LHFE75241328	
Large HMO	5 Year Fixed	75%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE75241325	
FIRST-TIME LANDLORDS										
Small HMO	2 Year Fixed	75%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LHFB75241474	Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.59%	5%	£75k	£1m	5.59%	5%/5%/5%/3%/3%	LHFE75241527	

All fixed rates revert to 3.49%+BBR.

Core product range

Houses in Multiple Occupation - Large loans

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
5 YEAR FIXED RATE - UP TO 65% LTV										
Small HMO (Large Loan)	5 Year Fixed	65%	6.34%	3%	£1m	£1.5m	5.34%	5%/5%/5%/3%/3%	LHFE65241332	First-time landlords are not accepted Up to 6 beds/units All fixed rates revert to 3.49%+BBR.
5 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO (Large Loan)	5 Year Fixed	75%	6.44%	3%	£1m	£1.5m	6.44%	5%/5%/5%/3%/3%	LHFE75241333	
Small HMO (Large Loan)	5 Year Fixed	75%	6.04%	5%	£1m	£1.5m	6.04%	5%/5%/5%/3%/3%	LHFE75241334	

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										First-time landlords are not accepted Up to 6 beds/units All fixed rates revert to 3.49%+BBR.
Small MUFB	2 Year Fixed	65%	4.49%	5%	£75k	£1.5m	6.49%	2%/2%	LHFB65241504	
2 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	2 Year Fixed	75%	5.64%	3%	£75k	£1m	7.64%	2%/2%	LHFB75241511	
Small MUFB	2 Year Fixed	75%	4.59%	5%	£75k	£1m	6.59%	2%/2%	LHFB75241506	
Small MUFB	2 Year Fixed	75%	4.09%	6%	£75k	£1m	6.09%	2%/2%	LHFB75241505	
5 YEAR FIXED RATE - UP TO 65% LTV										
Small MUFB	5 Year Fixed	65%	5.74%	3%	£75k	£1m	5.74%	5%/5%/5%/3%/3%	LHFE65241525	
Small MUFB	5 Year Fixed	65%	5.44%	5%	£75k	£1m	5.44%	5%/5%/5%/3%/3%	LHFE65241512	
Small MUFB	5 Year Fixed	65%	5.04%	6%	£75k	£1m	5.04%	5%/5%/5%/3%/3%	LHFE65241526	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	5 Year Fixed	75%	5.84%	3%	£75k	£1m	5.84%	5%/5%/5%/3%/3%	LHFE75241495	
Small MUFB	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE75241478	
Small MUFB	5 Year Fixed	75%	5.14%	6%	£75k	£1m	5.14%	5%/5%/5%/3%/3%	LHFE75241494	

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										
Large MUFB	2 Year Fixed	75%	6.64%	3%	£100k	£1.5m	8.64%	2%/2%	LHFB75241323	First-time landlords are not accepted Up to 12 beds/units
Large MUFB	2 Year Fixed	75%	5.64%	5%	£100k	£1.5m	7.64%	2%/2%	LHFB75241322	
Large MUFB	5 Year Fixed	65%	6.69%	3%	£100k	£1.5m	6.69%	5%/5%/5%/3%/3%	LHFE75241326	
Large MUFB	5 Year Fixed	75%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE75241321	
FIRST-TIME LANDLORDS										
Small MUFB	2 Year Fixed	75%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LHFB75241473	Up to 6 beds/unit
Small MUFB	5 Year Fixed	75%	5.59%	5%	£75k	£1m	5.59%	5%/5%/5%/3%/3%	LHFE75241528	

All fixed rates revert to 3.49%+BBR.

Core product range

Multi-Unit Freehold Block - Large loans

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
5 YEAR FIXED RATE - UP TO 65% LTV										First-time landlords are not accepted Excludes new build properties Up to 6 beds/units All fixed rates revert to 3.49%+BBR.
Small MUFB (Large Loan)	5 Year Fixed	65%	6.34%	3%	£1m	£1.5m	6.34%	5%/5%/5%/3%/3%	LHFE65241330	
FIRST-TIME LANDLORDS										
Small MUFB (Large Loan)	5 Year Fixed	75%	6.44%	3%	£1m	£1.5m	6.44%	5%/5%/5%/3%/3%	LHFE75241329	All fixed rates revert to 3.49%+BBR.
Small MUFB (Large Loan)	5 Year Fixed	75%	6.04%	5%	£1m	£1.5m	6.04%	5%/5%/5%/3%/3%	LHFE75241331	

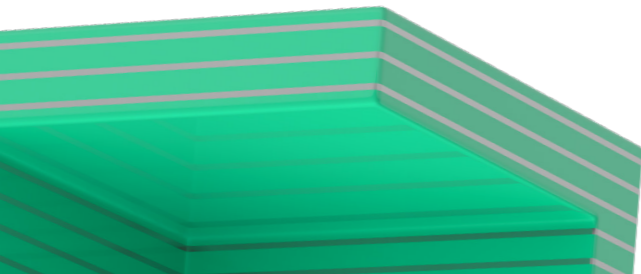
All fixed rates revert to 3.49%+BBR.

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 PROPERTIES										First-time landlords accepted
Standard	2 Year Fixed	75%	5.89%	3%	£75k	£1m	7.89%	2%/2%	LVFB75241498	
Standard	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LVFB75241502	
Standard	5 Year Fixed	75%	5.89%	3%	£75k	£1m	7.89%	5%/5%/5%/3%/3%	LVFE75241517	
Standard	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LVFE75241518	
SMALL HMO - UP TO 6 BEDS										No first-time landlords Small HMO/MUFB Up to 6 beds/units
Small HMO	2 Year Fixed	75%	5.99%	3%	£75k	£1m	7.99%	2%/2%	LHFB75241501	
Small HMO	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB75241509	
Small HMO	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE75241516	
Small HMO	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE75241521	
SMALL MUFB - UP TO 6 BEDS										
Small MUFB	2 Year Fixed	75%	5.99%	3%	£75k	£1m	7.99%	2%/2%	LHFB75241508	
Small MUFB	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB75241500	
Small MUFB	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE75241515	
Small MUFB	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE75241514	

All fixed rates revert to 3.49%+BBR.



Core product range

2 year tracker

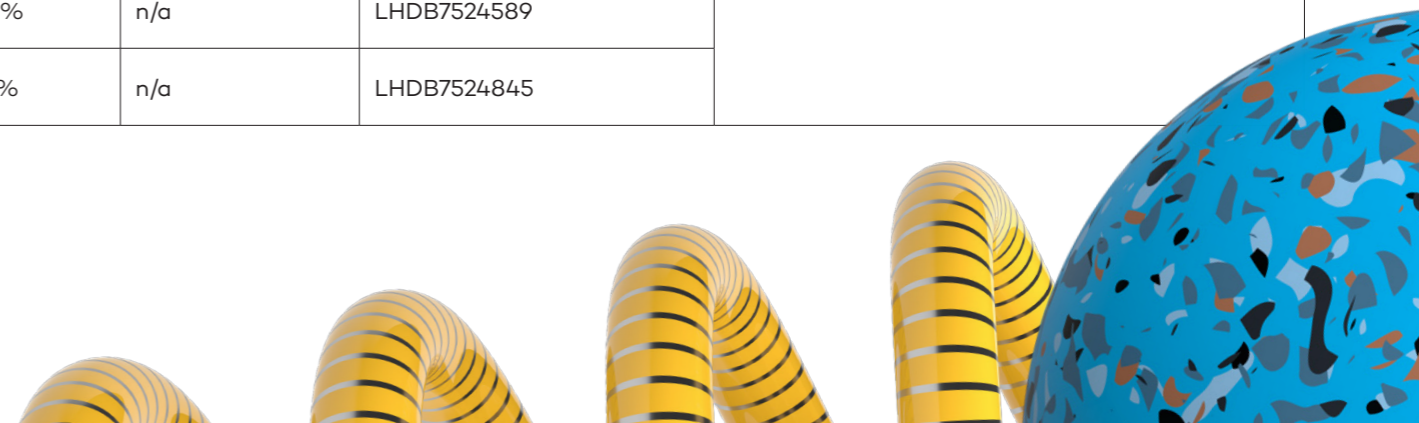
Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
STANDARD PROPERTIES											
Standard	2 year tracker	65%	6.19% (1.44%+BBR)	3%	£75k	£1m	8.19%	n/a	LVDB6524590	The current BBR is 4.75%.	
Standard	2 year tracker	65%	5.14% (0.39%+BBR)	5%	£75k	£1m	7.14%	n/a	LVDB6524847		
Standard	2 year tracker	75%	6.44% (1.69%+BBR)	3%	£30k	£1m	8.44%	n/a	LVDB7524586		
Standard	2 year tracker	75%	5.39% (0.64%+BBR)	5%	£30k	£1m	7.39%	n/a	LVDB7524850		
STANDARD LIKE-FOR-LIKE PROPERTIES											
Standard	2 year tracker	65%	5.14% (0.39%+BBR)	5%	£75k	£1m	5.14%	n/a	LVDB6524848		
Standard	2 year tracker	75%	5.39% (0.64%+BBR)	5%	£30k	£1m	5.39%	n/a	LVDB7524849		
SMALL HMO - UP TO 6 BEDS											
Small HMO	2 year tracker	75%	6.44% (1.69% + BBR)	3%	£75k	£1m	8.44%	n/a	LHDB7524592		
Small HMO	2 year tracker	75%	5.44% (0.69% + BBR)	5%	£75k	£1m	7.44%	n/a	LHDB7524846		
SMALL MUFB - UP TO 6 BEDS											
Small MUFB	2 year tracker	75%	6.44% (1.69% + BBR)	3%	£75k	£1m	8.44%	n/a	LHDB7524589		
Small MUFB	2 year tracker	75%	5.44% (0.69% + BBR)	5%	£75k	£1m	7.44%	n/a	LHDB7524845		

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	AVM Standard 70% LTV	AVM Standard 75% LTV	HMO/MUFB	First-time landlord HMO/MUFB
Individual - Basic rate taxpayer	125%	125%	130%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%	140%	140%
Limited Company/LLP	125%	125%	130%	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 that require a valuation, are subject to a £199 non-refundable administration 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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