

LANDBAY

Complete
Your specialist mortgage distributor

023 8045 6999
enquiries@complete-fs.co.uk
www.complete-fs.co.uk

Loyalty remortgage products

23 JANUARY 2025 | LRBPG230125

AVAILABLE TO LANDBAY BORROWERS LOOKING TO REMORTGAGE THEIR EXISTING PROPERTY BACK TO LANDBAY
STANDARD UNDERWRITING, VALUATION AND CONVEYANCING REQUIRED
PROC FEE 0.35%

INTERMEDIARY USE ONLY

Welcome to Landbay

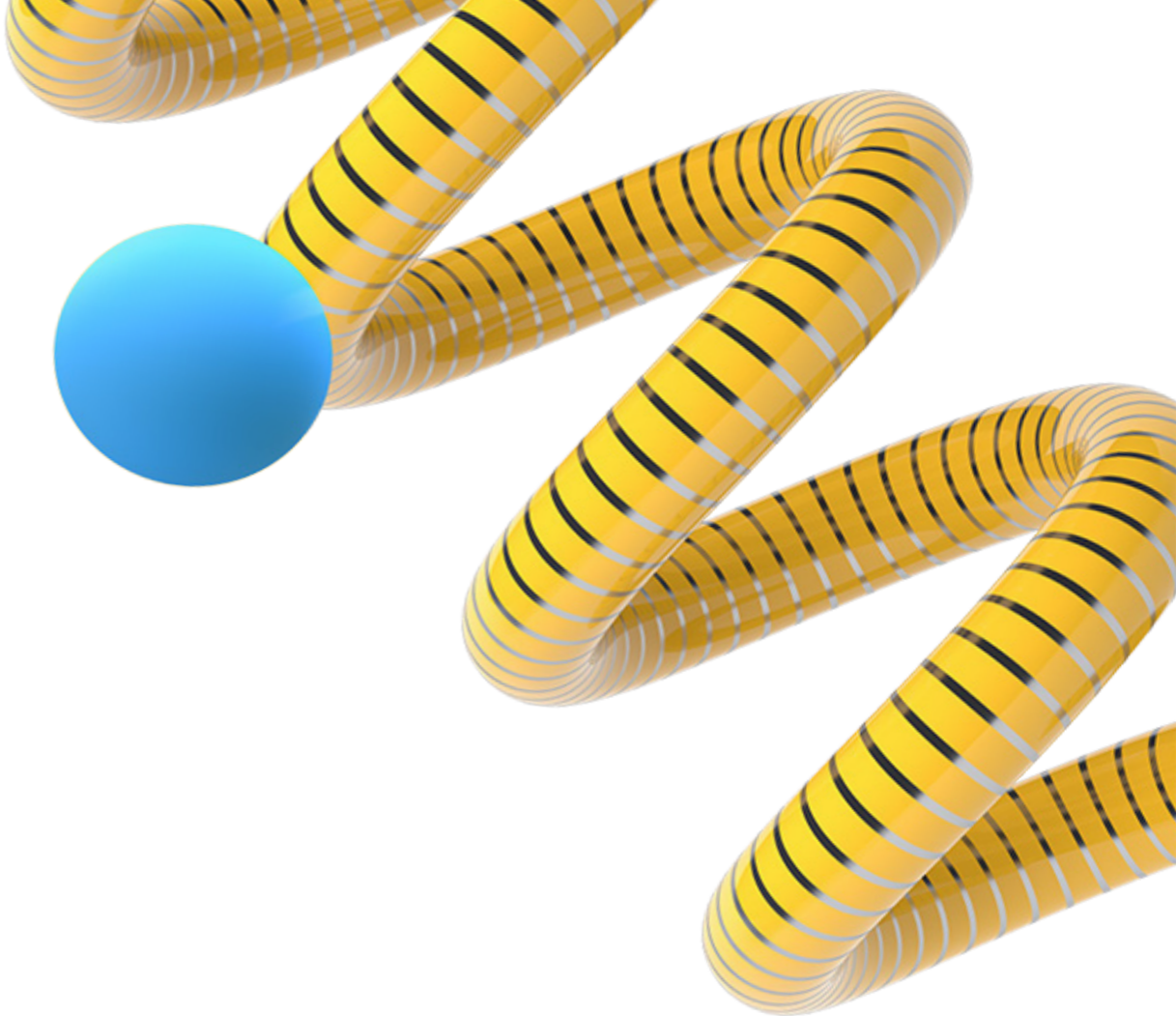
Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- 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)
- Special Edition Standard products
- SPV, LLP & trading Limited Companies



Loyalty remortgage 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	2 Year Fixed	75%	5.64%	3%	£75k	£1m	7.64%	2%/2%	LHFB7525153-LR	New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.94%	4%	£75k	£1m	6.94%	2%/2%	LHFB7525142-LR	
Small HMO	5 Year Fixed	75%	5.84%	3%	£75k	£1m	5.84%	5%/5%/5%/3%/3%	LHFE7525144-LR	
Small HMO	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE7525146-LR	

All fixed rates revert to 3.49%+BBR

Loyalty remortgage 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
Small MUFB	2 Year Fixed	75%	5.64%	3%	£75k	£1m	7.64%	2%/2%	LHFB7525160-LR	New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	75%	4.94%	4%	£75k	£1m	6.94%	2%/2%	LHFB7525141-LR	
Small MUFB	5 Year Fixed	75%	5.84%	3%	£75k	£1m	5.84%	5%/5%/5%/3%/3%	LHFE7525152-LR	
Small MUFB	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE7525149-LR	

All fixed rates revert to 3.49%+BBR

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 LOYALTY REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +1%

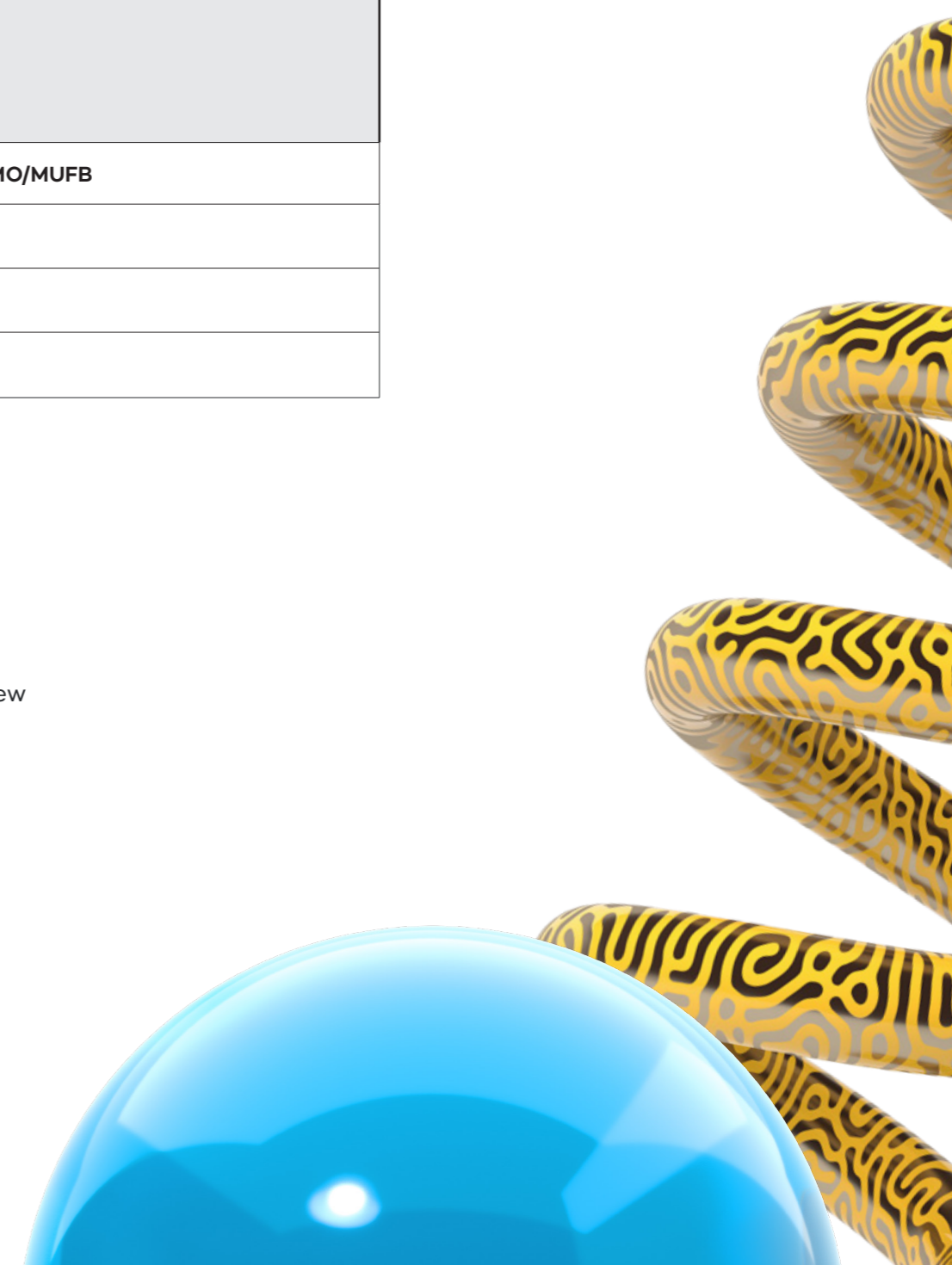
	Standard	HMO/MUFB	First-time landlord HMO/MUFB
Individual - Basic rate taxpayer	125%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%
Limited Company/LLP	125%	125%	135%

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 £99 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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