

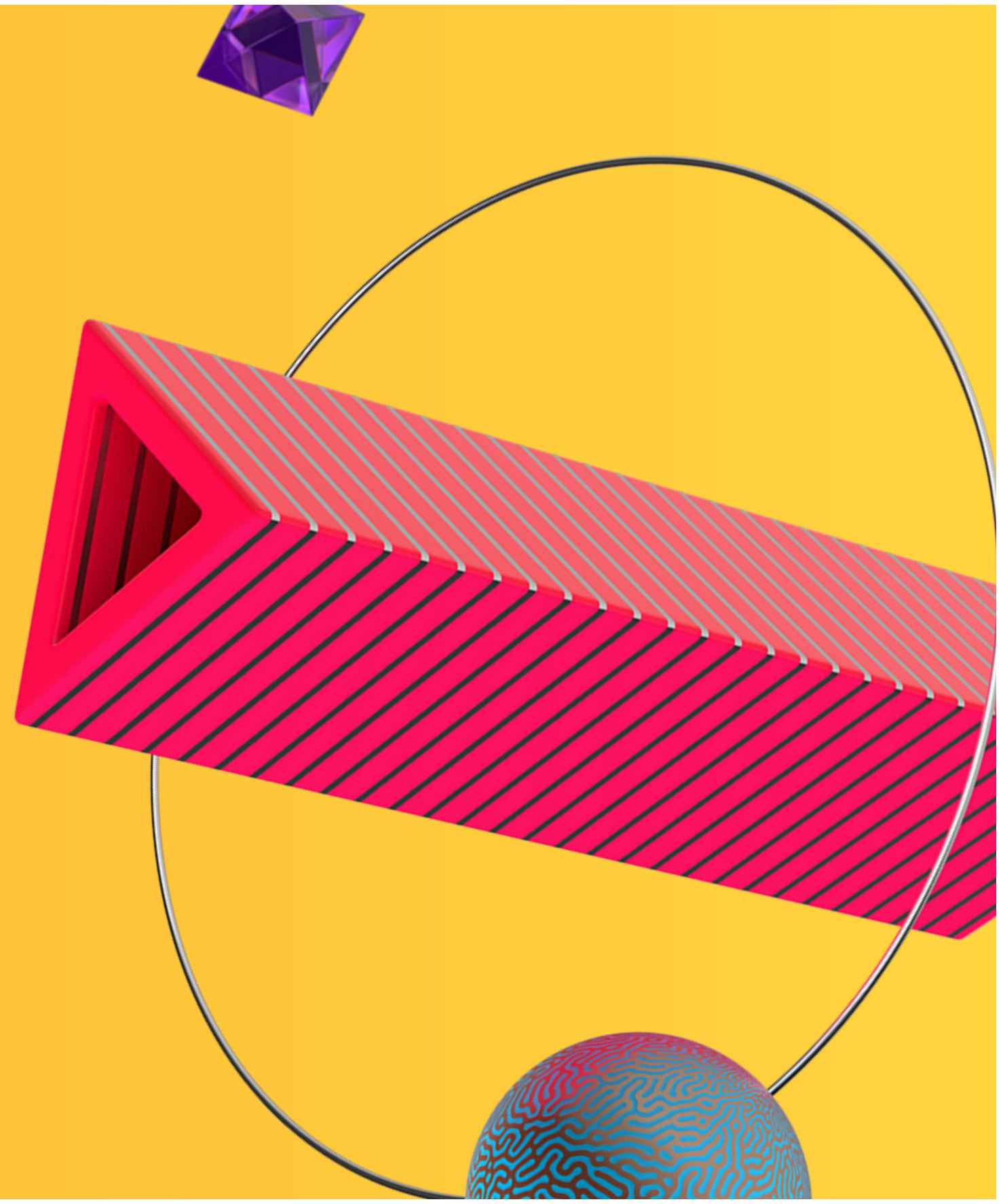
LANDBAY



# Product Guide

01 MAY 2025 | LBPG01052025

FOR INTERMEDIARY USE ONLY





# Welcome to Landbay

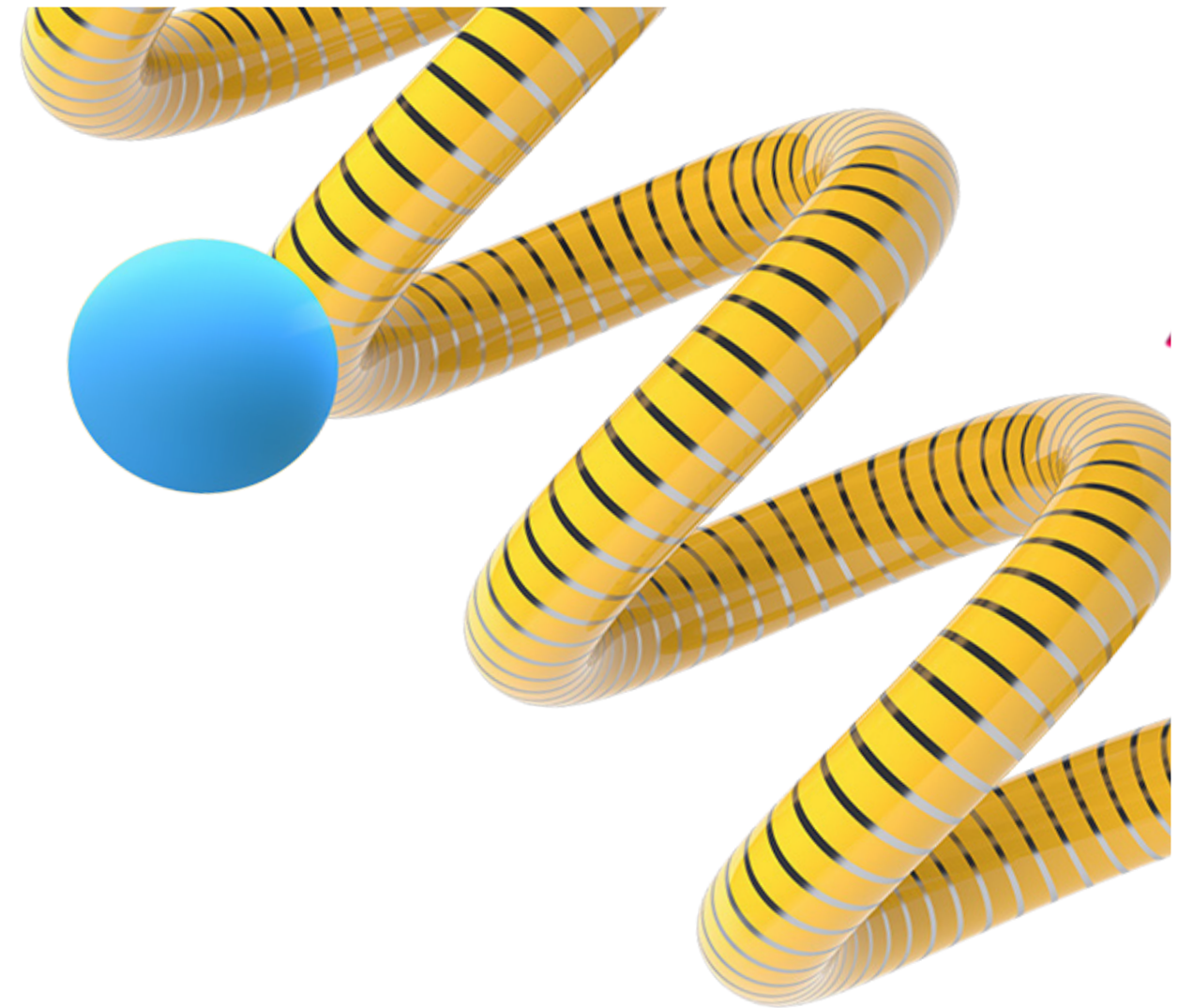
Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- 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

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										<b>All AVM products are subject to a £249 non-refundable administration fee</b>  Max property value up to £750k Includes blocks of up to 6 storeys Excludes new builds Excludes ex-local deck access Excludes self-built/developed properties Excludes day 1 remo
AVM Standard	5 Year Fixed	65%	5.19%	2%	£75k	£487k	5.19%	5%/5%/5%/3%/3%	LVFE6525379	
AVM Standard	5 Year Fixed	65%	4.99%	3%	£75k	£487k	4.99%	5%/5%/5%/3%/3%	LVFE6525376	
AVM Standard	5 Year Fixed	65%	4.59%	5%	£75k	£487k	4.59%	5%/5%/5%/3%/3%	LVFE6525377	
AVM Standard	5 Year Fixed	65%	4.39%	6%	£75k	£487k	4.39%	5%/5%/5%/3%/3%	LVFE6525378	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.19%	2%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LVFE7525372	
Standard	5 Year Fixed	75%	4.99%	3%	£75k	£1m	4.99%	5%/5%/5%/3%/3%	LVFE7525374	
Standard	5 Year Fixed	75%	4.59%	5%	£75k	£1m	4.59%	5%/5%/5%/3%/3%	LVFE7525375	
Standard	5 Year Fixed	70%	4.39%	6%	£75k	£1m	4.39%	5%/5%/5%/3%/3%	LVFE7025373	

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





# Limited Edition

## HMO/MUFB properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL HMO PROPERTIES - UP TO 75% LTV										First-time landlords are not accepted
Small HMO	5 Year Fixed	75%	5.49%	2%	£100k	£750k	5.49%	5%/5%/5%/3%/3%	LHFE7525371	
Small HMO	5 Year Fixed	75%	5.29%	3%	£100k	£750k	5.29%	5%/5%/5%/3%/3%	LHFE7525367	
Small HMO	5 Year Fixed	75%	4.89%	5%	£100k	£750k	4.89%	5%/5%/5%/3%/3%	LHFE7525368	
SMALL MUFB PROPERTIES - UP TO 75% LTV										
Small MUFB	5 Year Fixed	75%	5.49%	2%	£100k	£750k	5.49%	5%/5%/5%/3%/3%	LHFE7525370	
Small MUFB	5 Year Fixed	75%	5.29%	3%	£100k	£750k	5.29%	5%/5%/5%/3%/3%	LHFE7525369	
Small MUFB	5 Year Fixed	75%	4.89%	5%	£100k	£750k	4.89%	5%/5%/5%/3%/3%	LHFE7525366	

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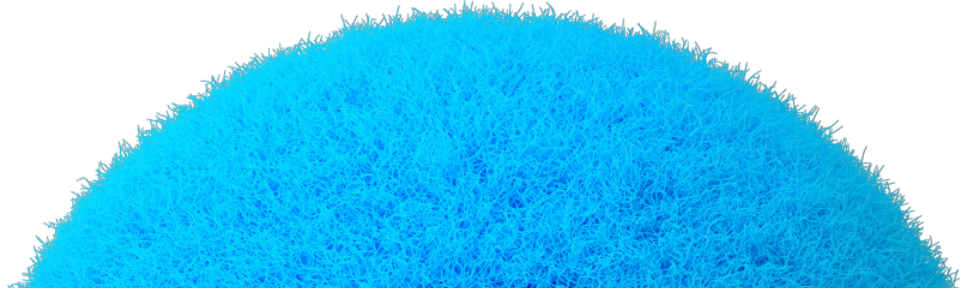


# AVM standard properties

## 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										<div>All AVM products are subject to a £249 non-refundable administration fee</div> <div>Max property value up to £750k</div> <div>Includes blocks of up to 6 storeys</div> <div>Excludes HMOs and MUFBs</div> <div>Excludes new builds</div> <div>Excludes ex-local deck access</div> <div>Excludes self-built/developed properties</div> <div>Excludes day 1 remo</div> <div>Lease must be greater than 85 years</div> <div>All fixed rates revert to 3.49%+BBR.</div>
Standard	2 Year Fixed	70%	5.54%	2%	£30k	£525k	7.54%	2%/2%	LVFB7025217	
Standard	2 Year Fixed	70%	5.04%	3%	£30k	£525k	7.04%	2%/2%	LVFB7025219	
Standard	2 Year Fixed	70%	4.04%	5%	£30k	£525k	6.04%	2%/2%	LVFB7025218	
Standard	2 Year Fixed	70%	3.54%	6%	£30k	£525k	5.54%	2%/2%	LVFB7025220	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.59%	2%	£30k	£562.5k	7.59%	2%/2%	LVFB7525357	
Standard	2 Year Fixed	75%	5.09%	3%	£30k	£562.5k	7.09%	2%/2%	LVFB7525358	
Standard	2 Year Fixed	75%	4.09%	5%	£30k	£562.5k	6.09%	2%/2%	LVFB7525359	
Standard	2 Year Fixed	75%	3.59%	6%	£30k	£562.5k	5.59%	2%/2%	LVFB7525209	

For AVM ICR rules, please see ICR rules page



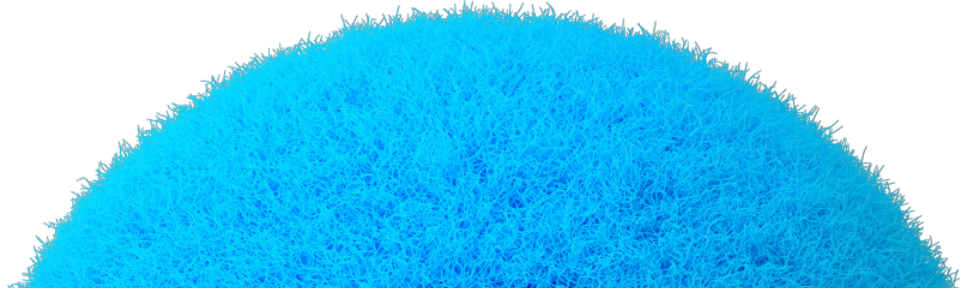


# AVM non-portfolio landlords - for applicants with three or less mortgaged properties

## 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										<div>All AVM products are subject to a £249 non-refundable administration fee.</div> <div>Max property value up to £750k</div> <div>Includes blocks of up to 6 storeys</div> <div>Excludes HMOs and MUFBs</div> <div>Excludes new builds</div> <div>Excludes ex-local deck access</div> <div>Excludes self-built/developed properties</div> <div>Excludes day 1 remo</div> <div>Lease must be greater than 85 years</div> <div>All fixed rates revert to 3.49%+BBR.</div>
Standard	5 Year Fixed	70%	5.09%	2%	£75k	£525k	5.09%	5%/5%/5%/3%/3%	LVFE7025396	
Standard	5 Year Fixed	70%	4.89%	3%	£75k	£525k	4.89%	5%/5%/5%/3%/3%	LVFE7025387	
Standard	5 Year Fixed	70%	4.49%	5%	£75k	£525k	4.49%	5%/5%/5%/3%/3%	LVFE7025389	
Standard	5 Year Fixed	70%	4.09%	7%	£75k	£525k	4.09%	5%/5%/5%/3%/3%	LVFE7025400	
Standard	5 Year Fixed	70%	5.09%	£1,499	£30k	£74,999	5.09%	5%/5%/5%/3%/3%	LVFE7025388	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.14%	2%	£75k	£562.5k	5.14%	5%/5%/5%/3%/3%	LVFE7525390	
Standard	5 Year Fixed	75%	4.94%	3%	£75k	£562.5k	4.94%	5%/5%/5%/3%/3%	LVFE7525386	
Standard	5 Year Fixed	75%	4.54%	5%	£75k	£562.5k	4.54%	5%/5%/5%/3%/3%	LVFE7525391	
Standard	5 Year Fixed	75%	4.34%	6%	£75k	£562.5k	4.34%	5%/5%/5%/3%/3%	LVFE7525392	
Standard	5 Year Fixed	75%	5.14%	£1,499	£30k	£74,999	5.14%	5%/5%/5%/3%/3%	LVFE7525395	

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.  All fixed rates revert to 3.49%+BBR. Trading companies are not accepted.
Standard	5 Year Fixed	55%	5.09%	2%	£75k	£2m	5.09%	5%/5%/5%/3%/3%	LVFE5525398	
Standard	5 Year Fixed	55%	4.49%	5%	£75k	£2m	4.49%	5%/5%/5%/3%/3%	LVFE5525407	
Standard	5 Year Fixed	55%	4.09%	7%	£75k	£2m	4.09%	5%/5%/5%/3%/3%	LVFE5525397	
STANDARD PROPERTIES - UP TO 70% LTV										
Standard	5 Year Fixed	70%	4.14%	7%	£75k	£1.5m	4.14%	5%/5%/5%/3%/3%	LVFE7025401	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.14%	2%	£75k	£1.5m	5.14%	5%/5%/5%/3%/3%	LVFE7525406	
Standard	5 Year Fixed	75%	4.94%	3%	£75k	£1.5m	4.94%	5%/5%/5%/3%/3%	LVFE7525402	
Standard	5 Year Fixed	75%	4.54%	5%	£75k	£1.5m	4.54%	5%/5%/5%/3%/3%	LVFE7525394	
Standard	5 Year Fixed	75%	4.34%	6%	£75k	£1.5m	4.34%	5%/5%/5%/3%/3%	LVFE7525393	
Standard	5 Year Fixed	75%	5.14%	£1,499	£30k	£74,999	5.14%	5%/5%/5%/3%/3%	LVFE7525399	





# 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%	5.04%	3%	£30k	£1.5m	7.04%	2%/2%	LVFB5525216	
Standard	2 Year Fixed	55%	4.04%	5%	£30k	£1.5m	6.04%	2%/2%	LVFB5525212	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.59%	2%	£30k	£1m	7.59%	2%/2%	LVFB7525354	
Standard	2 Year Fixed	75%	5.09%	3%	£30k	£1m	7.09%	2%/2%	LVFB7525355	
Standard	2 Year Fixed	75%	4.09%	5%	£30k	£1m	6.09%	2%/2%	LVFB7525356	
Standard	2 Year Fixed	75%	3.59%	6%	£30k	£1m	5.59%	2%/2%	LVFB7525215	

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%	5.19%	2%	£100k	£2m	5.19%	5%/5%/5%/3%/3%	LVFE5525403	
Standard	5 Year Fixed	55%	4.59%	5%	£100k	£2m	4.59%	5%/5%/5%/3%/3%	LVFE5525404	
Standard	5 Year Fixed	55%	4.19%	7%	£100k	£2m	4.19%	5%/5%/5%/3%/3%	LVFE5525405	
STANDARD PROPERTIES - UP TO 65% LTV										
Standard	5 Year Fixed	65%	5.74%	3%	£75k	£1.5m	5.74%	5%/5%/5%/3%/3%	LVFE6525224	
Standard	5 Year Fixed	65%	5.14%	5%	£75k	£1.5m	5.14%	5%/5%/5%/3%/3%	LVFE6525258	
Standard	5 Year Fixed	65%	4.94%	6%	£75k	£1.5m	4.94%	5%/5%/5%/3%/3%	LVFE6525229	
Standard	5 Year Fixed	65%	4.74%	7%	£75k	£1.5m	4.74%	5%/5%/5%/3%/3%	LVFE6525232	

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%	LVFE7525222	
Standard	5 Year Fixed	75%	6.49%	0%	£65K	£500k	6.49%	5%/5%/5%/3%/3%	LVFE7525230	
Standard	5 Year Fixed	75%	5.99%	2%	£65K	£1m	5.99%	5%/5%/5%/3%/3%	LVFE7525223	
Standard	5 Year Fixed	75%	5.74%	3%	£65K	£1m	5.74%	5%/5%/5%/3%/3%	LVFE7525227	
Standard	5 Year Fixed	75%	5.24%	5%	£65K	£1m	5.24%	5%/5%/5%/3%/3%	LVFE7525228	
Standard	5 Year Fixed	75%	5.04%	6%	£65K	£1m	5.04%	5%/5%/5%/3%/3%	LVFE7525226	
Standard	5 Year Fixed	75%	4.84%	7%	£65K	£1m	4.84%	5%/5%/5%/3%/3%	LVFE7525225	
STANDARD PROPERTIES - UP TO 80% LTV										<ul style="list-style-type: none"><li>Excludes properties above/ adjacent commercial</li><li>Excludes new build properties</li><li>Excludes Ex-local authority properties</li><li>At least one applicant must hold more than 12 months of experience</li></ul>
Standard	5 Year Fixed	80%	6.99%	0%	£75k	£500k	6.99%	5%/5%/5%/3%/3%	LVFE8025231	
Standard	5 Year Fixed	80%	6.39%	3%	£75k	£750k	6.39%	5%/5%/5%/3%/3%	LVFE8025303	

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										First-time landlords are not accepted Up to 6 beds/units  All fixed rates revert to 3.49%+BBR.
Small HMO	2 Year Fixed	65%	4.39%	5%	£75k	£1.5m	6.39%	2%/2%	LHFB6525249	
2 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	2 Year Fixed	75%	5.54%	3%	£75k	£1m	7.54%	2%/2%	LHFB7525241	
Small HMO	2 Year Fixed	75%	4.49%	5%	£75k	£1m	6.49%	2%/2%	LHFB7525245	
Small HMO	2 Year Fixed	75%	3.99%	6%	£75k	£1m	5.99%	2%/2%	LHFB7525246	
5 YEAR FIXED RATE - UP TO 65% LTV										
Small HMO	5 Year Fixed	65%	5.64%	3%	£75k	£1m	5.64%	5%/5%/5%/3%/3%	LHFE6525240	
Small HMO	5 Year Fixed	65%	5.19%	5%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LHFE6525282	
Small HMO	5 Year Fixed	65%	4.94%	6%	£75k	£1m	4.94%	5%/5%/5%/3%/3%	LHFE6525242	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	5 Year Fixed	75%	5.74%	3%	£75k	£1m	5.74%	5%/5%/5%/3%/3%	LHFE7525255	
Small HMO	5 Year Fixed	75%	5.29%	5%	£75k	£1m	5.29%	5%/5%/5%/3%/3%	LHFE7525251	
Small HMO	5 Year Fixed	75%	5.04%	6%	£75k	£1m	5.04%	5%/5%/5%/3%/3%	LHFE7525256	





# 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										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%	6.99%	0%	£75k	£500k	6.99%	5%/5%/5%/3%/3%	LHFE8025257	
Small HMO	5 Year Fixed	80%	6.59%	3%	£75k	£750k	6.59%	5%/5%/5%/3%/3%	LHFE8025304	
LARGE HMO										First-time landlords are not accepted Up to 12 beds/units
Large HMO	2 Year Fixed	75%	6.29%	3%	£100k	£1.5m	8.29%	2%/2%	LHFB7525307	
Large HMO	2 Year Fixed	75%	5.29%	5%	£100k	£1.5m	7.29%	2%/2%	LHFB7525305	
Large HMO	5 Year Fixed	75%	6.29%	3%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE7525310	
Large HMO	5 Year Fixed	75%	5.89%	5%	£100k	£1.5m	5.89%	5%/5%/5%/3%/3%	LHFE7525311	
FIRST-TIME LANDLORDS										Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LHFB7525323	
Small HMO	5 Year Fixed	75%	5.44%	5%	£75k	£1m	5.44%	5%/5%/5%/3%/3%	LHFE7525325	

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										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%	4.39%	5%	£75k	£1.5m	6.39%	2%/2%	LHFB6525244	
2 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	2 Year Fixed	75%	5.54%	3%	£75k	£1m	7.54%	2%/2%	LHFB7525243	
Small MUFB	2 Year Fixed	75%	4.49%	5%	£75k	£1m	6.49%	2%/2%	LHFB7525248	
Small MUFB	2 Year Fixed	75%	3.99%	6%	£75k	£1m	5.99%	2%/2%	LHFB7525250	
5 YEAR FIXED RATE - UP TO 65% LTV										
Small MUFB	5 Year Fixed	65%	5.64%	3%	£75k	£1m	5.64%	5%/5%/5%/3%/3%	LHFE6525234	
Small MUFB	5 Year Fixed	65%	5.19%	5%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LHFE6525281	
Small MUFB	5 Year Fixed	65%	4.94%	6%	£75k	£1m	4.94%	5%/5%/5%/3%/3%	LHFE6525235	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	5 Year Fixed	75%	5.74%	3%	£75k	£1m	5.74%	5%/5%/5%/3%/3%	LHFE7525252	
Small MUFB	5 Year Fixed	75%	5.29%	5%	£75k	£1m	5.29%	5%/5%/5%/3%/3%	LHFE7525254	
Small MUFB	5 Year Fixed	75%	5.04%	6%	£75k	£1m	5.04%	5%/5%/5%/3%/3%	LHFE7525253	





# 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 MUFB										First-time landlords are not accepted Up to 12 beds/units
Large MUFB	2 Year Fixed	75%	6.29%	3%	£100k	£1.5m	8.29%	2%/2%	LHFB7525306	
Large MUFB	2 Year Fixed	75%	5.29%	5%	£100k	£1.5m	7.29%	2%/2%	LHFB7525308	
Large MUFB	5 Year Fixed	75%	6.29%	3%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE7525309	
Large MUFB	5 Year Fixed	75%	5.89%	5%	£100k	£1.5m	5.89%	5%/5%/5%/3%/3%	LHFE7525312	
FIRST-TIME LANDLORDS										Up to 6 beds/unit
Small MUFB	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LHFB7525322	
Small MUFB	5 Year Fixed	75%	5.44%	5%	£75k	£1m	5.44%	5%/5%/5%/3%/3%	LHFE7525324	

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%	5.74%	3%	£75k	£1m	7.74%	2%/2%	LVFB7525270	
Standard	2 Year Fixed	75%	4.74%	5%	£75k	£1m	6.74%	2%/2%	LVFB7525269	
Standard	5 Year Fixed	75%	5.79%	3%	£75k	£1m	5.79%	5%/5%/5%/3%/3%	LVFE7525236	
Standard	5 Year Fixed	75%	5.29%	5%	£75k	£1m	5.29%	5%/5%/5%/3%/3%	LVFE7525239	
SMALL HMO - UP TO 6 BEDS										No first-time landlords Small HMO/MUFB Up to 6 beds/units
Small HMO	2 Year Fixed	75%	5.84%	3%	£75k	£1m	7.84%	2%/2%	LHFB7525268	
Small HMO	2 Year Fixed	75%	4.84%	5%	£75k	£1m	6.84%	2%/2%	LHFB7525266	
Small HMO	5 Year Fixed	75%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE7525233	
Small HMO	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE7525238	
SMALL MUFB - UP TO 6 BEDS										
Small MUFB	2 Year Fixed	75%	5.84%	3%	£75k	£1m	7.84%	2%/2%	LHFB7525265	
Small MUFB	2 Year Fixed	75%	4.84%	5%	£75k	£1m	6.84%	2%/2%	LHFB7525267	
Small MUFB	5 Year Fixed	75%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE7525247	
Small MUFB	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE7525237	

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										The current BBR is 4.5%
Standard	2 year tracker	65%	5.94% (1.44%+BBR)	3%	£75k	£1m	7.94%	n/a	LVDB6524590	
Standard	2 year tracker	65%	4.89% (0.39%+BBR)	5%	£75k	£1m	6.89%	n/a	LVDB6524847	
Standard	2 year tracker	75%	6.19% (1.69%+BBR)	3%	£30k	£1m	8.19%	n/a	LVDB7524586	
Standard	2 year tracker	75%	5.14% (0.64%+BBR)	5%	£30k	£1m	7.14%	n/a	LVDB7524850	
STANDARD LIKE-FOR-LIKE PROPERTIES										
Standard	2 year tracker	65%	4.89% (0.39%+BBR)	5%	£75k	£1m	6.89%	n/a	LVDB6524848	
Standard	2 year tracker	75%	5.14% (0.64%+BBR)	5%	£30k	£1m	7.14%	n/a	LVDB7524849	
SMALL HMO - UP TO 6 BEDS										
Small HMO	2 year tracker	75%	6.19% (1.69% + BBR)	3%	£75k	£1m	8.19%	n/a	LHDB7524592	
Small HMO	2 year tracker	75%	5.19% (0.69% + BBR)	5%	£75k	£1m	7.19%	n/a	LHDB7524846	
SMALL MUFB - UP TO 6 BEDS										
Small MUFB	2 year tracker	75%	6.19% (1.69% + BBR)	3%	£75k	£1m	8.19%	n/a	LHDB7524589	
Small MUFB	2 year tracker	75%	5.19% (0.69% + BBR)	5%	£75k	£1m	7.19%	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

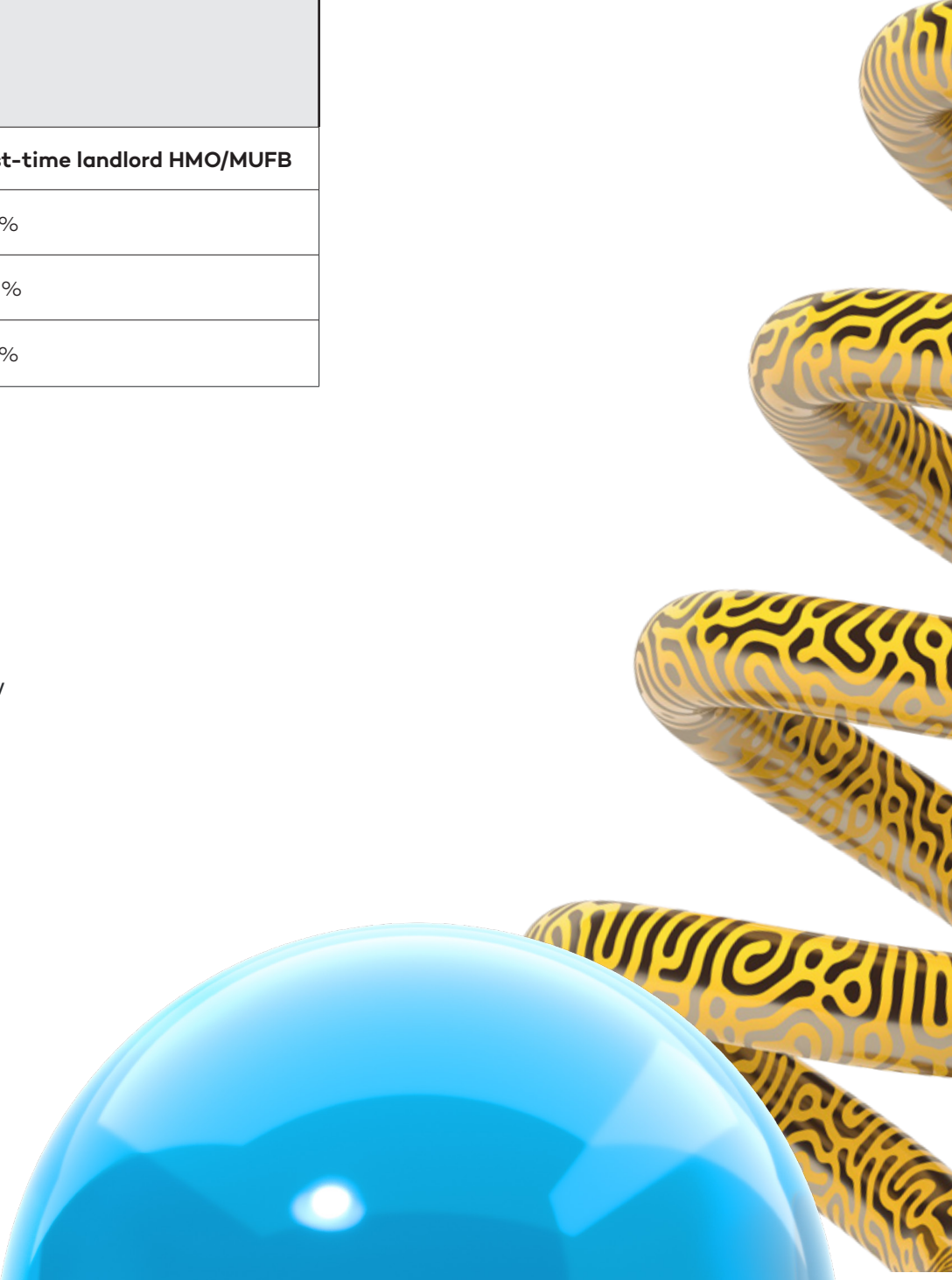
5 YEAR FIXED RATE PRODUCTS STRESSED AT PAY RATE					
2 YEAR FIXED RATE AND TRACKER RATE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +2%					
2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +1%					
	Standard	AVM Standard 70% LTV	AVM Standard 75% LTV	HMO/MUFB	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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