

LANDBAY

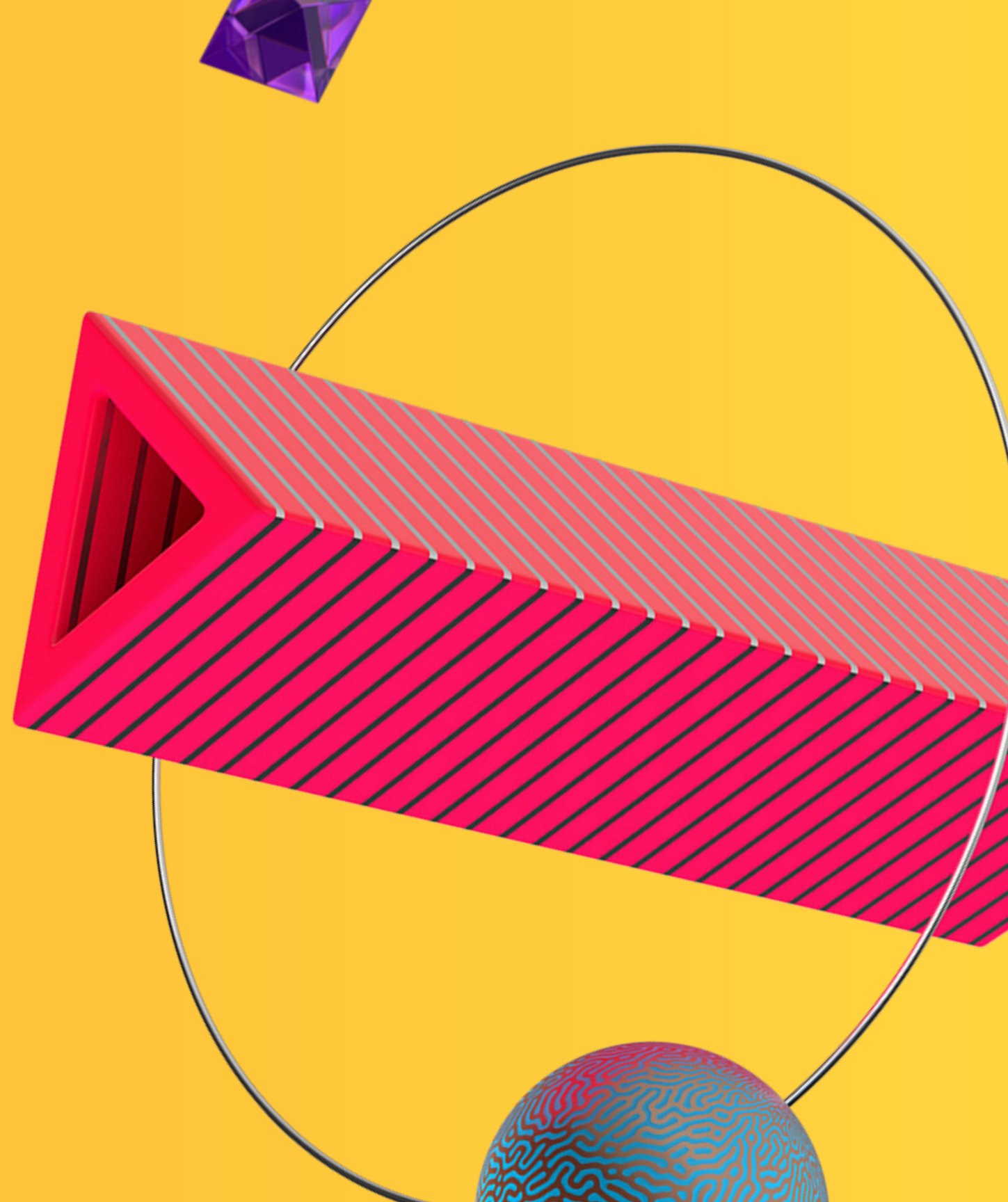
Product Guide

29 OCTOBER 2025 | LBPG291025

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Your specialist packager distributor

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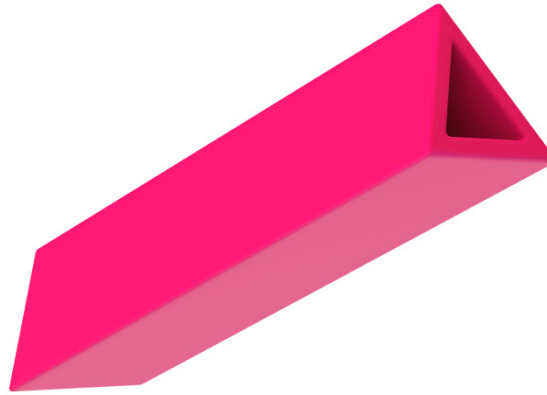
Our simplified product range, designed to give greater flexibility, faster decisions and competitive pricing.



Premier

Standard properties for limited company SPVs only. Suitable for landlords with up to 15 properties.

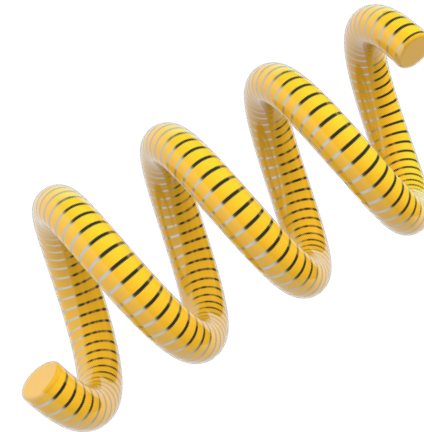
[View range](#)



Core

Standard properties for individuals, limited company SPVs and LLPs. For landlords with over 15 properties. Features AVM options.

[View range](#)

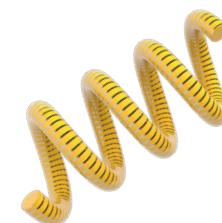
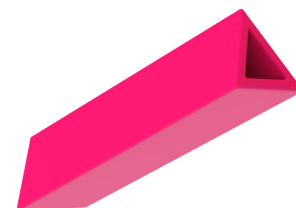


Specialist

Specialist products for holiday lets, HMO, MUFB and trading companies.

[View range](#)

Criteria highlights



	Premier	Core	Specialist
	Standard products for landlords with up to 15 properties	Standard properties for large portfolio landlords that require more flexibility	HMO, MUFBs, first time landlords, trading companies and holiday lets
Individuals	✗	✓	✓
SPV	✓	✓	✓
LLP	✗	✓	✓
Trading companies	✗	✗	✓
Layered companies	✗	✓	✓
Over 15 properties	✗	✓	✓
Standard properties	✓	✓	✓
HMO and MUFB	✗	✗	✓
Holiday lets	✗	✗	✓

Premier

Standard properties

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 75% LTV										All products are subject to a £199 non-refundable administration fee Max exposure - £5M – please refer when over £2M Applicants must individually own 75% or more of company shares Any shareholder not on the application must be an immediate family member Background LTV must not exceed 75% LTV Please see full lending guide page 13 for full details
Standard	2 Year Fixed	75%	4.89%	1%	£30k	£2m	6.89%	2%/2%	LVFE7525837	
Standard	2 Year Fixed	75%	4.39%	2%	£30k	£2m	6.39%	2%/2%	LVFB7525853	
Standard	2 Year Fixed	75%	3.89%	3%	£30k	£2m	5.89%	2%/2%	LVFB7525852	
Standard	2 Year Fixed	75%	3.39%	4%	£30k	£2m	5.50%	2%/2%	LVFB7525851	
LIKE-FOR-LIKE - 2 YEAR FIXED RATE										
Standard	2 Year Fixed	75%	4.39%	2%	£30k	£2m	4.50%	2%/2%	LVFB7525848	

Premier

Standard properties

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 75% LTV										All products are subject to a £199 non-refundable ad- ministration fee Max exposure - £5M – please refer when over £2M Applicants must individually own 75% or more of company shares Any shareholder not on the application must be an imme- diate family member Background LTV must not exceed 75% LTV Please see full lending guide page 13 for full details
Standard	5 Year Fixed	75%	4.89%	1%	£30k	£2m	4.89%	5%/5%/5%/3%/3%	LVFE7525785	
Standard	5 Year Fixed	75%	4.69%	2%	£30k	£2m	4.69%	5%/5%/5%/3%/3%	LVFE7525783	
Standard	5 Year Fixed	75%	4.49%	3%	£30k	£2m	4.50%	5%/5%/5%/3%/3%	LVFE7525786	
Standard	5 Year Fixed	75%	4.09%	5%	£30k	£2m	4.50%	5%/5%/5%/3%/3%	LVFE7525784	
REMORTGAGE - 5 YEAR FIXED RATE - FREE VALUATION										
Standard	5 Year Fixed	75%	4.94%	1%	£100k	£1.125m	4.94%	5%/5%/5%/3%/3%	LVFE7525777	
Standard	5 Year Fixed	75%	4.74%	2%	£100k	£1.125m	4.74%	5%/5%/5%/3%/3%	LVFE7525776	
Standard	5 Year Fixed	75%	4.54%	3%	£100k	£1.125m	4.54%	5%/5%/5%/3%/3%	LVFE7525779	
Standard	5 Year Fixed	75%	4.14%	5%	£100k	£1.125m	4.50%	5%/5%/5%/3%/3%	LVFE7525778	

Core

AVM Standard properties

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 75% LTV										All AVM products are subject to a £249 non-re-fundable administration fee 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 Lease must be greater than 85 years Maximum exposure of £5M per borrower For AVM ICR rules, please see ICR rules page All fixed rates revert to 3.49%+BBR
Standard	2 Year Fixed	75%	5.24%	2%	£75k	£562.5k	7.24%	2%/2%	LVFB7525628	
Standard	2 Year Fixed	75%	4.74%	3%	£75k	£562.5k	6.74%	2%/2%	LVFB7525629	
Standard	2 Year Fixed	75%	3.74%	5%	£75k	£562.5k	5.74%	2%/2%	LVFB7525630	
5 YEAR FIXED RATE - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.39%	£1,499	£30k	£74,999	5.39%	5%/5%/5%/3%/3%	LVFE7525731	
Standard	5 Year Fixed	75%	5.39%	2%	£75k	£562.5k	5.39%	5%/5%/5%/3%/3%	LVFE7525644	
Standard	5 Year Fixed	75%	5.19%	3%	£75k	£562.5k	5.19%	5%/5%/5%/3%/3%	LVFE7525645	
Standard	5 Year Fixed	75%	4.79%	5%	£75k	£562.5k	4.79%	5%/5%/5%/3%/3%	LVFE7525646	
Standard	5 Year Fixed	70%	4.59%	6%	£75k	£525k	4.59%	5%/5%/5%/3%/3%	LVFE7025643	

Core

Standard properties

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 75% LTV										
Standard	2 Year Fixed	75%	5.19%	2%	£30k	£1m	7.19%	2%/2%	LVFB7525793	
Standard	2 Year Fixed	75%	4.69%	3%	£30k	£1m	6.69%	2%/2%	LVFB7525792	
Standard	2 Year Fixed	75%	3.69%	5%	£30k	£1m	5.69%	2%/2%	LVFB7525791	
2 YEAR FIXED RATE - UP TO 80% LTV										
Standard	2 Year Fixed	80%	5.39%	3%	£75k	£750k	7.39%	2%/2%	LVFB8025836	

Core

Standard properties

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										
Standard	5 Year Fixed	65%	5.14%	3%	£75k	£2m	5.14%	5%/5%/5%/3%/3%	LVFE6525844	
Standard	5 Year Fixed	65%	4.74%	5%	£75k	£2m	4.74%	5%/5%/5%/3%/3%	LVFE6525843	
5 YEAR FIXED RATE - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.39%	£1,499	£30k	£74,999	5.39%	5%/5%/5%/3%/3%	LVFE7525723	
Standard	5 Year Fixed	75%	5.39%	2%	£75k	£1.5m	5.39%	5%/5%/5%/3%/3%	LVFE7525648	
Standard	5 Year Fixed	75%	5.19%	3%	£75k	£1.5m	5.19%	5%/5%/5%/3%/3%	LVFE7525649	
Standard	5 Year Fixed	75%	4.79%	5%	£75k	£1.5m	4.79%	5%/5%/5%/3%/3%	LVFE7525650	
Standard	5 Year Fixed	75%	4.59%	6%	£75k	£1.5m	4.59%	5%/5%/5%/3%/3%	LVFE7525846	
5 YEAR FIXED RATE - UP TO 80% LTV										Excludes properties above/ adjacent commercial. Excludes new build proper- ties.
Standard	5 Year Fixed	80%	5.84%	3%	£75k	£750k	5.84%	5%/5%/5%/3%/3%	LVFE8025857	Excludes Ex-local authority properties At least one applicant must hold more than 12 months of experience

Core

Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR TRACKER										The current BBR is 4% 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.
Standard	2 Year Tracker	65%	5.44% (1.44%+BBR)	3%	£30k	£1m	7.44%	n/a	LVDB6525704	
Standard	2 Year Tracker	65%	4.39% (0.39%+BBR)	5%	£30k	£1m	6.39%	n/a	LVDB6525702	
Standard	2 Year Tracker	75%	5.69% (1.69%+BBR)	3%	£30k	£1m	7.69%	n/a	LVDB7525703	
Standard	2 Year Tracker	75%	4.64% (0.64%+BBR)	5%	£30k	£1m	6.64%	n/a	LVDB7525701	

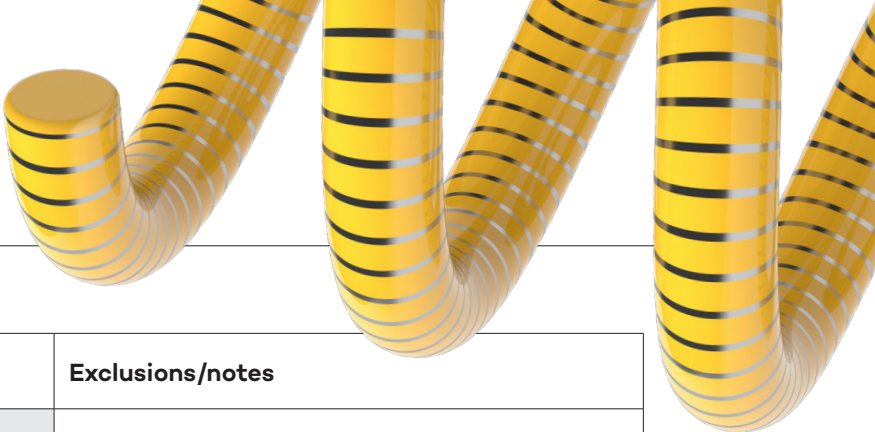
Core

Standard properties - Tier 2

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 75% LTV										
Standard	2 Year Fixed	75%	5.39%	2%	£30k	£1m	7.39%	2%/2%	LVFB7525862	
Standard	2 Year Fixed	75%	4.89%	3%	£30k	£1m	6.89%	2%/2%	LVFB7525863	
5 YEAR FIXED RATE - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.59%	£1,499	£30k	£74,999	5.59%	5%/5%/5%/3%/3%	LVFE7525859	
Standard	5 Year Fixed	75%	5.59%	2%	£75k	£1.5m	5.59%	5%/5%/5%/3%/3%	LVFE7525858	
Standard	5 Year Fixed	75%	5.39%	3%	£75k	£1.5m	5.39%	5%/5%/5%/3%/3%	LVFE7525860	
Standard	5 Year Fixed	75%	4.99%	5%	£75k	£1.5m	4.99%	5%/5%/5%/3%/3%	LVFE7525861	

Specialist

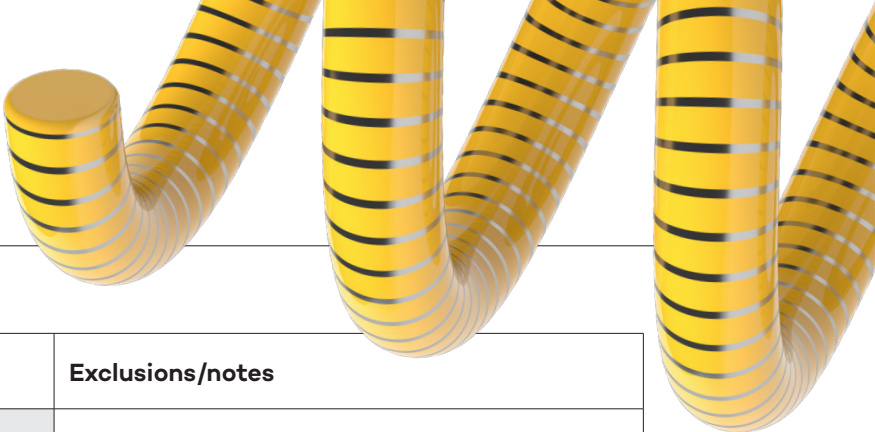
Small HMO properties



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%	4.64%	3%	£75k	£1.5m	6.64%	2%/2%	LHFB6525800	
2 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	2 Year Fixed	75%	5.19%	2%	£75k	£1m	7.19%	2%/2%	LHFB7525824	
Small HMO	2 Year Fixed	75%	4.69%	3%	£75k	£1m	6.69%	2%/2%	LHFB7525811	
Small HMO	2 Year Fixed	75%	3.69%	5%	£75k	£1m	5.69%	2%/2%	LHFB7525826	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	5 Year Fixed	75%	5.49%	2%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7525655	
Small HMO	5 Year Fixed	75%	5.29%	3%	£75k	£1m	5.29%	5%/5%/5%/3%/3%	LHFE7525656	
Small HMO	5 Year Fixed	75%	4.89%	5%	£75k	£1m	4.89%	5%/5%/5%/3%/3%	LHFE7525654	
5 YEAR FIXED RATE - UP TO 80% LTV										
Small HMO	5 Year Fixed	80%	5.94%	3%	£75k	£750k	5.94%	5%/5%/5%/3%/3%	LHFE8025856	
2 YEAR TRACKER - UP TO 75% LTV										
Small HMO	2 Year Tracker	75%	5.69% (1.69% + BBR)	3%	£75k	£1m	7.69%	n/a	LHDB7525692	

Specialist

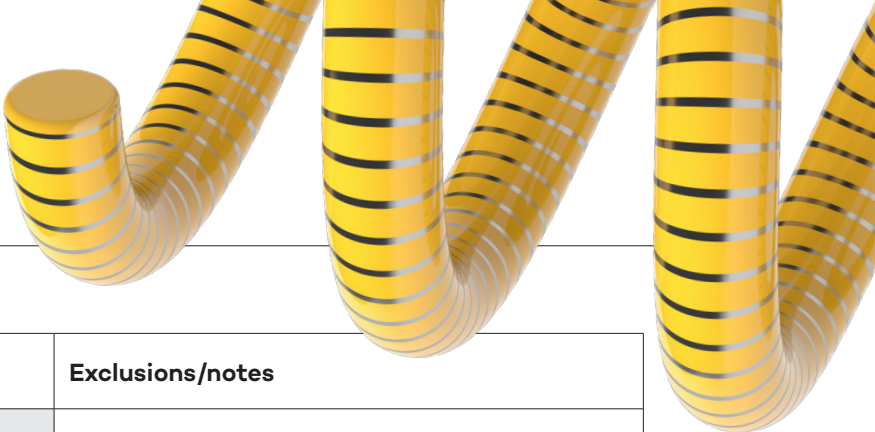
Small MUFB properties



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%	4.64%	3%	£75k	£1.5m	6.64%	2%/2%	LHFB6525805	
2 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	2 Year Fixed	75%	5.19%	2%	£75k	£1.5m	7.19%	2%/2%	LHFB7525813	
Small MUFB	2 Year Fixed	75%	4.69%	3%	£75k	£1m	6.69%	2%/2%	LHFB7525814	
Small MUFB	2 Year Fixed	75%	3.69%	5%	£75k	£1m	5.69%	2%/2%	LHFB7525815	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	5 Year Fixed	75%	5.49%	2%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7525651	
Small MUFB	5 Year Fixed	75%	5.29%	3%	£75k	£1m	5.29%	5%/5%/5%/3%/3%	LHFE7525652	
Small MUFB	5 Year Fixed	75%	4.89%	5%	£75k	£1m	4.89%	5%/5%/5%/3%/3%	LHFE7525653	
2 YEAR TRACKER - UP TO 75% LTV										
Small MUFB	2 Year Tracker	75%	5.69% (1.69% + BBR)	3%	£75k	£1m	7.69%	n/a	LHDB7525697	

Specialist

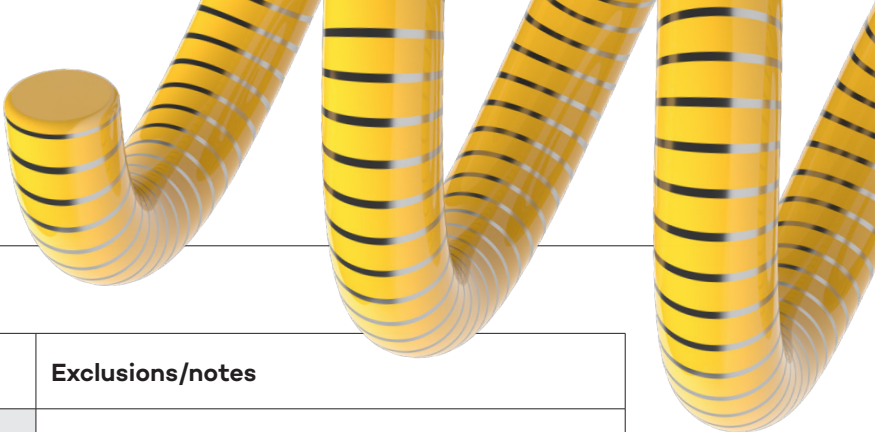
Large HMO and MUFB properties



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
UP TO 75% LTV										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%	LHFB7525640	
Large HMO	5 Year Fixed	75%	6.29%	3%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE7525641	
UP TO 75% LTV										
Large MUFB	2 Year Fixed	75%	6.29%	3%	£100k	£1.5m	8.29%	2%/2%	LHFB7525639	
Large MUFB	5 Year Fixed	75%	6.29%	3%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE7525642	

Specialist

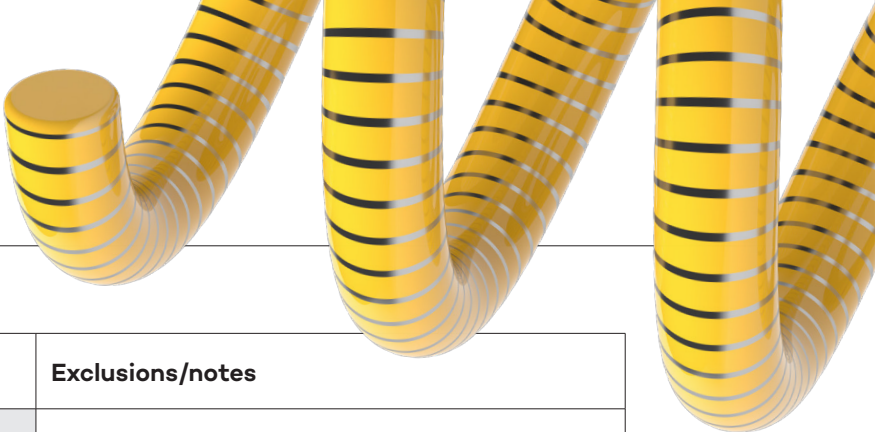
HMO and MUFB products for first-time landlords



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL HMO										Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.89%	3%	£75k	£1m	6.89%	2%/2%	LHFB7525821	
Small HMO	2 Year Fixed	75%	3.89%	5%	£75k	£1m	5.89%	2%/2%	LHFB7525808	
Small HMO	5 Year Fixed	75%	5.69%	3%	£75k	£1m	5.69%	5%/5%/5%/3%/3%	LHFE7525637	
Small HMO	5 Year Fixed	75%	5.29%	5%	£75k	£1m	5.29%	5%/5%/5%/3%/3%	LHFE7525631	
SMALL MUFB										
Small MUFB	2 Year Fixed	75%	4.89%	3%	£75k	£1m	6.89%	2%/2%	LHFB7525806	
Small MUFB	2 Year Fixed	75%	3.89%	5%	£75k	£1m	5.89%	2%/2%	LHFB7525809	
Small MUFB	5 Year Fixed	75%	5.69%	3%	£75k	£1m	5.69%	5%/5%/5%/3%/3%	LHFE7525638	
Small MUFB	5 Year Fixed	75%	5.29%	5%	£75k	£1m	5.29%	5%/5%/5%/3%/3%	LHFE7525632	

Specialist

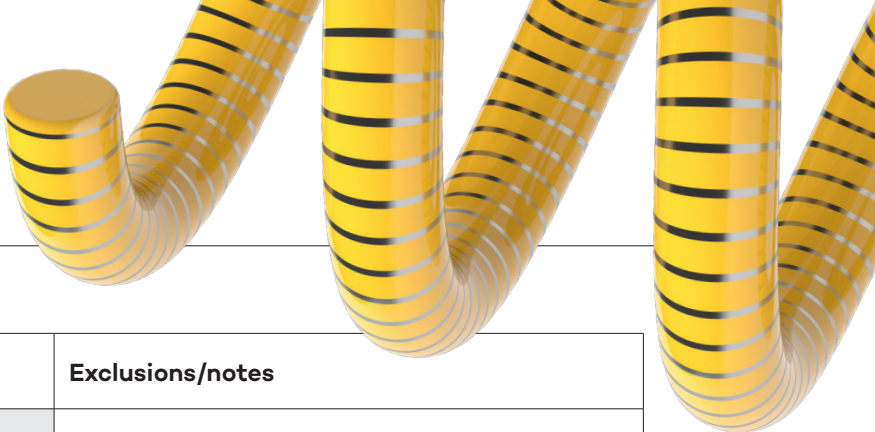
Standard, HMO and MUFB properties for Trading Limited Companies



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD										First-time landlords accepted
Standard	2 Year Fixed	75%	4.89%	3%	£75k	£1m	6.89%	2%/2%	LVFB7525831	
Standard	2 Year Fixed	75%	3.89%	5%	£75k	£1m	5.89%	2%/2%	LVFB7525816	
Standard	5 Year Fixed	75%	5.64%	3%	£75k	£1m	5.64%	5%/5%/5%/3%/3%	LVFE7525715	
Standard	5 Year Fixed	75%	5.24%	5%	£75k	£1m	5.24%	5%/5%/5%/3%/3%	LVFE7525714	
SMALL HMO										First-time landlords are not accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.99%	3%	£75k	£1m	6.99%	2%/2%	LHFB7525819	
Small HMO	5 Year Fixed	75%	5.74%	3%	£75k	£1m	5.74%	5%/5%/5%/3%/3%	LHFE7525717	
SMALL MUFB										
Small MUFB	2 Year Fixed	75%	4.99%	3%	£75k	£1m	6.99%	2%/2%	LHFB7525818	
Small MUFB	5 Year Fixed	75%	5.74%	3%	£75k	£1m	5.74%	5%/5%/5%/3%/3%	LHFE7525716	

Specialist

Standard properties for holiday lets



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 75% LTV										Calculation of affordability will be based upon the following ICR: 140% @pay rate – Individual applicants 125% @pay rate – Ltd Company Max lending 5 properties First-time landlords are not accepted Property must have no planning restrictions
Standard	2 Year Fixed	75%	4.99%	3%	£100k	£1m	6.99%	2%/2%	LVFB7525838	
Standard	2 Year Fixed	75%	3.99%	5%	£100k	£1m	5.99%	2%/2%	LVFB7525839	
5 YEAR FIXED RATE - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.69%	3%	£100k	£1m	5.69%	5%/5%/5%/3%/3%	LVFE7525727	
Standard	5 Year Fixed	75%	5.29%	5%	£100k	£1m	5.29%	5%/5%/5%/3%/3%	LVFE7525726	

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%

5 YEAR REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 4.5% OR PAY RATE

2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 4.5% OR PAY RATE

	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

LANDBAY
Your lending partner

