

LANDBAY

# Product Guide

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# We get buy to let

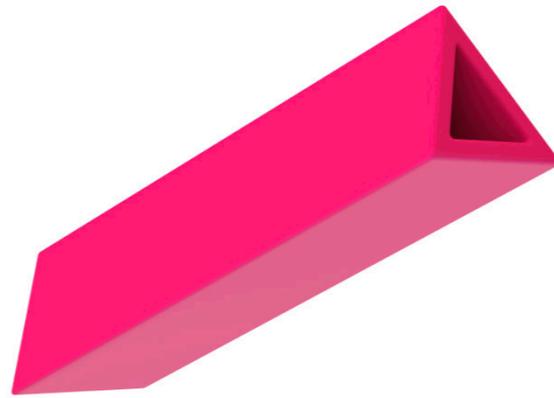
Your deals. Your way.

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



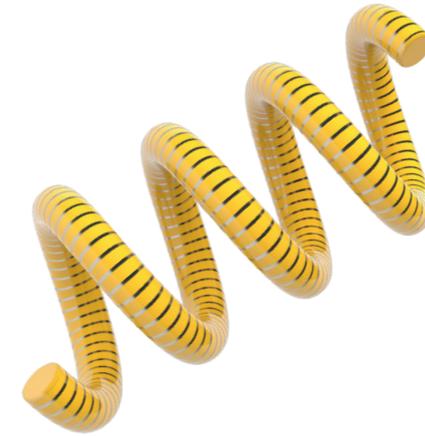
## Premier

Competitive rates for individuals and limited company SPVs. Suitable for landlords with up to 15 mortgaged properties.



## Core

Standard properties for individuals, limited company SPVs and LLPs. For landlords with portfolios of any size. Features AVM options.



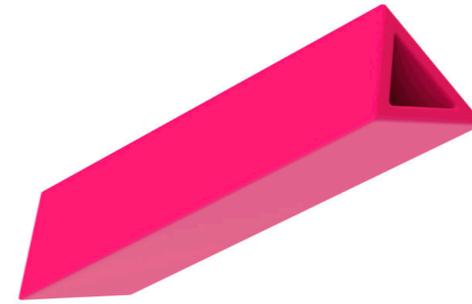
## Specialist

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

# Criteria highlights



## Premier



## Core



## Specialist

	Competitive rates for landlords with up to 15 mortgaged properties	Standard properties for landlords requiring more flexibility & AVMs	HMO, MUFBs, first time landlords, trading companies and holiday lets
Individuals	✓	✓	✓
SPV	✓	✓	✓
LLP	✗	✓	✓
Trading companies	✗	✗	✓
Layered companies	✗	✓	✓
Standard properties	✓	✓	✓
HMO	✓	✗	✓
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	
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>											
Standard	2 Year Fixed	75%	6.09%	0%	£30k	£2m	8.09%	2%/2%	LMVFB7526481	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.	
Standard	2 Year Fixed	75%	5.59%	1%	£30k	£2m	7.59%	2%/2%	LMVFB7526482		
Standard	2 Year Fixed	75%	5.09%	2%	£30k	£2m	7.09%	2%/2%	LMVFB7526483		
Standard	2 Year Fixed	75%	4.59%	3%	£30k	£2m	6.59%	2%/2%	LMVFB7526484		
Standard	2 Year Fixed	75%	4.09%	4%	£30k	£2m	6.09%	2%/2%	LMVFB7526485		
Standard	2 Year Fixed	75%	3.59%	5%	£30k	£2m	5.59%	2%/2%	LMVFB7526486		
<b>LIKE-FOR-LIKE - 2 YEAR FIXED RATE</b>											
Standard	2 Year Fixed	75%	5.09%	2%	£30k	£2m	5.09%	2%/2%	LMVFB7526492		
<b>LIKE-FOR-LIKE - 2 YEAR TRACKER</b>											
Standard	2 Year Tracker	75%	4.09% (0.34%+BBR)	3%	£30k	£1m	4.50%	n/a	LMVDB7526266		
<b>2 YEAR TRACKER</b>											
Standard	2 Year Tracker	75%	4.09% (0.34%+BBR)	3%	£30k	£1m	6.09%	n/a	LMVDB7526265		

# Premier

## Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>										
Standard	5 Year Fixed	75%	5.64%	0%	£30k	£2m	5.64%	5%/5%/5%/3%/3%	LMVFE7526487	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.
Standard	5 Year Fixed	75%	5.44%	1%	£30k	£2m	5.44%	5%/5%/5%/3%/3%	LMVFE7526488	
Standard	5 Year Fixed	75%	5.24%	2%	£30k	£2m	5.24%	5%/5%/5%/3%/3%	LMVFE7526489	
Standard	5 Year Fixed	75%	5.04%	3%	£30k	£2m	5.04%	5%/5%/5%/3%/3%	LMVFE7526490	
Standard	5 Year Fixed	75%	4.64%	5%	£30k	£2m	4.64%	5%/5%/5%/3%/3%	LMVFE7526491	
<b>REMORTGAGE - 5 YEAR FIXED RATE - FREE VALUATION</b>										
Standard	5 Year Fixed	75%	5.69%	0%	£100k	£1.125m	5.69%	5%/5%/5%/3%/3%	LMVFE7526507	
Standard	5 Year Fixed	75%	5.49%	1%	£100k	£1.125m	5.49%	5%/5%/5%/3%/3%	LMVFE7526508	
Standard	5 Year Fixed	75%	5.29%	2%	£100k	£1.125m	5.29%	5%/5%/5%/3%/3%	LMVFE7526509	
Standard	5 Year Fixed	75%	5.09%	3%	£100k	£1.125m	5.09%	5%/5%/5%/3%/3%	LMVFE7526510	
Standard	5 Year Fixed	75%	4.69%	5%	£100k	£1.125m	4.69%	5%/5%/5%/3%/3%	LMVFE7526511	

# Premier

## Assisted legals - Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>REMORTGAGE - FREE VAL &amp; ASSISTED LEGALS</b>										
Standard	5 Year Fixed	75%	5.69%	£999	£30k	£100k	5.69%	5%/5%/5%/3%/3%	LMVFE7526501	Available to England & Wales properties only Max £1.2m property value Max 4 storeys in block Excludes new build properties Excludes newly built properties whose date of construction has taken place subsequently from the date of any registered charge on the C Register Excludes unencumbered properties Excludes title split Excludes unregistered titles
Standard	5 Year Fixed	75%	5.69%	£1,199	£100,001	£250k	5.69%	5%/5%/5%/3%/3%	LMVFE7526497	
Standard	5 Year Fixed	75%	5.69%	£1,499	£250,001	£500k	5.69%	5%/5%/5%/3%/3%	LMVFE7526498	
Standard	5 Year Fixed	75%	5.69%	£1,799	£500,001	£650k	5.69%	5%/5%/5%/3%/3%	LMVFE7526499	
Standard	5 Year Fixed	75%	5.69%	£1,999	£650,001	£750k	5.69%	5%/5%/5%/3%/3%	LMVFE7526500	

# Premier

## Cashback products - Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>REMORTGAGE - FREE VAL &amp; CASHBACK</b>										
Standard	5 Year Fixed	75%	5.69%	£899	£30k	£150k	5.69%	5%/5%/5%/3%/3%	LMVFE7526506	<p>Includes a <b>£500 cashback</b> paid the week after completion.</p> <p>Max exposure - £5M – please refer when over £2M</p> <p>Applicants must individually own 75% or more of company shares</p> <p>Any shareholder not on the application must be an immediate family member</p> <p>Background LTV must not exceed 75% LTV.</p>
Standard	5 Year Fixed	75%	5.69%	£1,099	£150,001	£300k	5.69%	5%/5%/5%/3%/3%	LMVFE7526502	
Standard	5 Year Fixed	75%	5.69%	£1,399	£300,001	£500k	5.69%	5%/5%/5%/3%/3%	LMVFE7526503	
Standard	5 Year Fixed	75%	5.69%	£1,599	£500,001	£700k	5.69%	5%/5%/5%/3%/3%	LMVFE7526504	
Standard	5 Year Fixed	75%	5.69%	£1,899	£700,001	£1m	5.69%	5%/5%/5%/3%/3%	LMVFE7526505	

# Premier

## AVM products - Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
REMORTGAGE - AVM										
Standard	5 Year Fixed	75%	5.49%	1%	£75k	£525k	5.49%	5%/5%/5%/3%/3%	LMVFE7526493	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.
Standard	5 Year Fixed	75%	5.29%	2%	£75k	£525k	5.29%	5%/5%/5%/3%/3%	LMVFE7526494	
Standard	5 Year Fixed	75%	5.09%	3%	£75k	£525k	5.09%	5%/5%/5%/3%/3%	LMVFE7526495	
Standard	5 Year Fixed	75%	4.69%	5%	£75k	£525k	4.69%	5%/5%/5%/3%/3%	LMVFE7526496	

When an AVM is used, we reserve the right to instruct a full valuation, even if the AVM passes.

# Premier

Small HMO properties - up to 6 beds

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>										
Small HMO	2 Year Fixed	75%	5.89%	1%	£30k	£2m	7.89%	2%/2%	LMHFB7526512	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.
Small HMO	2 Year Fixed	75%	4.89%	3%	£30k	£2m	6.89%	2%/2%	LMHFB7526513	
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>										
Small HMO	5 Year Fixed	75%	5.79%	1%	£30k	£2m	5.79%	5%/5%/5%/3%/3%	LMHFE7526514	
Small HMO	5 Year Fixed	75%	5.39%	3%	£30k	£2m	5.39%	5%/5%/5%/3%/3%	LMHFE7526515	
Small HMO	5 Year Fixed	75%	4.99%	5%	£30k	£2m	4.99%	5%/5%/5%/3%/3%	LMHFE7526516	

Premier Small HMO products will be subject to valuation based on market value with vacant possession, which takes into account alternative uses including as a single dwelling house but subject to likely local planning and HMO regulation constraints, assuming a 180 day marketing period.

# Core

## AVM Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>										
Standard	2 Year Fixed	75%	5.89%	2%	£75k	£562.5k	7.89%	2%/2%	LMVFB7526474	<p>All AVM products are subject to a £249 non-refundable administration fee</p> <p>Max property value up to £750k</p> <p>Includes blocks of up to 6 storeys</p> <p>Excludes new builds</p> <p>Excludes ex-local deck access</p> <p>Excludes self-built/developed properties</p> <p>Excludes day 1 remo</p> <p>Lease must be greater than 85 years</p> <p>Maximum exposure of £5M per borrower</p> <p>When an AVM is used, we reserve the right to instruct a full valuation, even if the AVM passes.</p> <p><b>For AVM ICR rules, please see ICR rules page</b></p> <p>All fixed rates revert to 3.49%+BBR</p>
Standard	2 Year Fixed	75%	5.39%	3%	£75k	£562.5k	7.39%	2%/2%	LMVFB7526475	
Standard	2 Year Fixed	75%	4.39%	5%	£75k	£562.5k	6.39%	2%/2%	LMVFB7526476	
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>										
Standard	5 Year Fixed	75%	5.94%	2%	£75k	£562.5k	5.94%	5%/5%/5%/3%/3%	LMVFE7526477	
Standard	5 Year Fixed	75%	5.74%	3%	£75k	£562.5k	5.74%	5%/5%/5%/3%/3%	LMVFE7526478	
Standard	5 Year Fixed	75%	5.34%	5%	£75k	£562.5k	5.34%	5%/5%/5%/3%/3%	LMVFE7526479	
Standard	5 Year Fixed	70%	5.14%	6%	£75k	£525k	5.14%	5%/5%/5%/3%/3%	LMVFE7526480	

# Core

## Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>										
Standard	2 Year Fixed	75%	5.89%	2%	£30k	£1m	7.89%	2%/2%	LMVFB7526395	
Standard	2 Year Fixed	75%	5.39%	3%	£30k	£1m	7.39%	2%/2%	LMVFB7526397	
Standard	2 Year Fixed	75%	4.39%	5%	£30k	£1m	6.39%	2%/2%	LMVFB7526399	
<b>2 YEAR FIXED RATE - UP TO 80% LTV</b>										
Standard	2 Year Fixed	80%	6.09%	3%	£75k	£750k	8.09%	2%/2%	LMVFB8026400	

# Core

## Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>5 YEAR FIXED RATE - UP TO 65% LTV</b>										
Standard	5 Year Fixed	65%	5.69%	3%	£75k	£2m	5.69%	5%/5%/5%/3%/3%	LMVFE6526401	
Standard	5 Year Fixed	65%	5.29%	5%	£75k	£2m	5.29%	5%/5%/5%/3%/3%	LMVFE6526402	
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>										
Standard	5 Year Fixed	75%	5.94%	£1,499	£30k	£74,999	5.94%	5%/5%/5%/3%/3%	LMVFE7526410	
Standard	5 Year Fixed	75%	5.94%	2%	£75k	£1.5m	5.94%	5%/5%/5%/3%/3%	LMVFE7526403	
Standard	5 Year Fixed	75%	5.74%	3%	£75k	£1.5m	5.74%	5%/5%/5%/3%/3%	LMVFE7526405	
Standard	5 Year Fixed	75%	5.34%	5%	£75k	£1.5m	5.34%	5%/5%/5%/3%/3%	LMVFE7526407	
Standard	5 Year Fixed	75%	5.14%	6%	£75k	£1.5m	5.14%	5%/5%/5%/3%/3%	LMVFE7526409	
<b>5 YEAR FIXED RATE - UP TO 80% LTV</b>										
Standard	5 Year Fixed	80%	6.44%	3%	£75k	£750k	6.44%	5%/5%/5%/3%/3%	LMVFE8026412	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

# Core

## Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>2 YEAR TRACKER</b>										
Standard	2 Year Tracker	65%	5.19% (1.44%+BBR)	3%	£30k	£1m	7.19%	n/a	LVDB6525704	The current BBR is 3.75% 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%	4.14% (0.39%+BBR)	5%	£30k	£1m	6.14%	n/a	LVDB6525702	
Standard	2 Year Tracker	75%	5.44% (1.69%+BBR)	3%	£30k	£1m	7.44%	n/a	LVDB7525703	
Standard	2 Year Tracker	75%	4.39% (0.64%+BBR)	5%	£30k	£1m	6.39%	n/a	LVDB7525701	

# Core

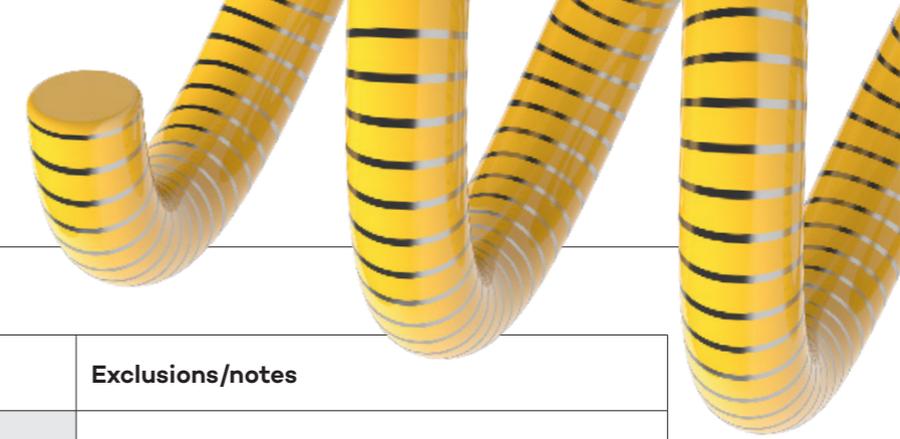
## Standard properties - Tier 2

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>										
Standard	2 Year Fixed	75%	6.19%	2%	£30k	£1m	8.19%	2%/2%	LMVFB7526396	
Standard	2 Year Fixed	75%	5.69%	3%	£30k	£1m	7.69%	2%/2%	LMVFB7526398	
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>										
Standard	5 Year Fixed	75%	6.24%	£1,499	£30k	£74,999	6.24%	5%/5%/5%/3%/3%	LMVFE7526411	
Standard	5 Year Fixed	75%	6.24%	2%	£75k	£1.5m	6.24%	5%/5%/5%/3%/3%	LMVFE7526404	
Standard	5 Year Fixed	75%	6.04%	3%	£75k	£1.5m	6.04%	5%/5%/5%/3%/3%	LMVFE7526406	
Standard	5 Year Fixed	75%	5.64%	5%	£75k	£1.5m	5.64%	5%/5%/5%/3%/3%	LMVFE7526408	

Click [here](#) for details on Tier 2 lending criteria

# Specialist

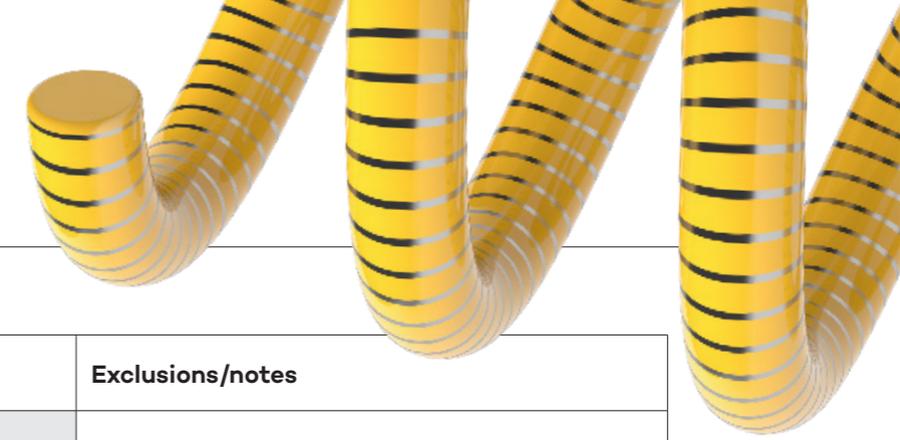
Small HMO properties - up to 6 beds



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>2 YEAR FIXED RATE - UP TO 65% LTV</b>										
Small HMO	2 Year Fixed	65%	5.39%	3%	£75k	£1.5m	7.39%	2%/2%	LMHFB6526455	
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>										
Small HMO	2 Year Fixed	75%	5.44%	3%	£75k	£1m	7.44%	2%/2%	LMHFB7526456	
Small HMO	2 Year Fixed	75%	4.44%	5%	£75k	£1m	6.44%	2%/2%	LMHFB7526457	
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>										
Small HMO	5 Year Fixed	75%	5.94%	3%	£75k	£1m	5.94%	5%/5%/5%/3%/3%	LMHFE7526458	12 months landlord experience required - please see first-time landlord HMO/MUFB products if experience is less than 12 months
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LMHFE7526459	
<b>5 YEAR FIXED RATE - UP TO 80% LTV</b>										
Small HMO	5 Year Fixed	80%	6.49%	3%	£75k	£750k	6.49%	5%/5%/5%/3%/3%	LMHFE8026460	All fixed rates revert to 3.49%+BBR.
<b>2 YEAR TRACKER - UP TO 75% LTV</b>										
Small HMO	2 Year Tracker	75%	5.44% (1.69% + BBR)	3%	£75k	£1m	7.44%	n/a	LHDB7525692	

# Specialist

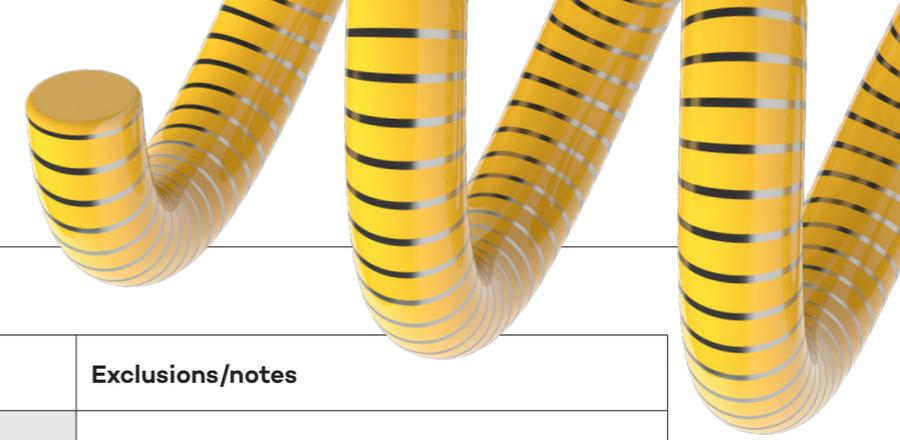
Small MUFB properties - up to 6 units



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
<b>2 YEAR FIXED RATE - UP TO 65% LTV</b>											
Small MUFB	2 Year Fixed	65%	5.39%	3%	£75k	£1.5m	7.39%	2%/2%	LMHFB6526461	12 months landlord experience required - please see first-time landlord HMO/MUFB products if experience is less than 12 months  All fixed rates revert to 3.49%+BBR.	
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>											
Small MUFB	2 Year Fixed	75%	5.44%	3%	£75k	£1m	7.44%	2%/2%	LMHFB7526462		
Small MUFB	2 Year Fixed	75%	4.44%	5%	£75k	£1m	6.44%	2%/2%	LMHFB7526463		
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>											
Small MUFB	5 Year Fixed	75%	5.94%	3%	£75k	£1m	5.94%	5%/5%/5%/3%/3%	LMHFE7526464		
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LMHFE7526465		
<b>2 YEAR TRACKER - UP TO 75% LTV</b>											
Small MUFB	2 Year Tracker	75%	5.44% (1.69% + BBR)	3%	£75k	£1m	7.44%	n/a	LHDB7525697		

# Specialist

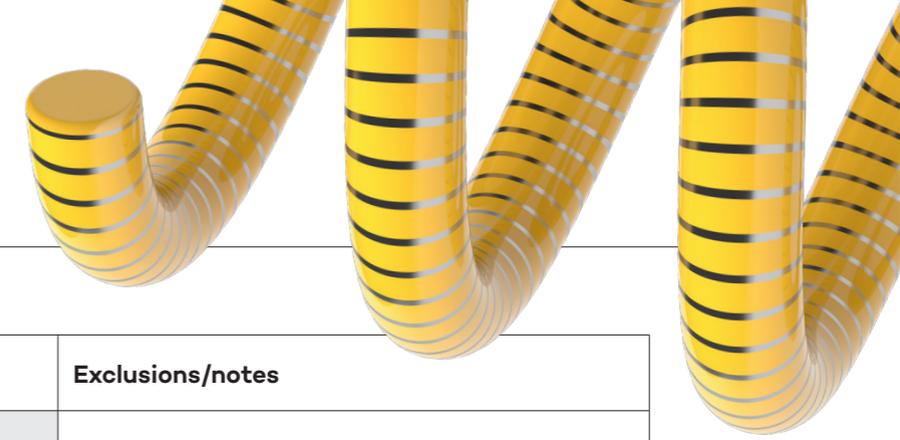
Large HMO and MUFB properties - up to 12 beds/units



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
UP TO 75% LTV										
Large HMO	2 Year Fixed	75%	6.49%	3%	£100k	£1.5m	8.49%	2%/2%	LMHFB7526534	12 months landlord experience required - please see first-time landlord HMO/MUFB products if experience is less than 12 months
Large HMO	5 Year Fixed	75%	6.59%	3%	£100k	£1.5m	6.59%	5%/5%/5%/3%/3%	LMHFE7526535	
UP TO 75% LTV										
Large MUFB	2 Year Fixed	75%	6.49%	3%	£100k	£1.5m	8.49%	2%/2%	LMHFB7526536	
Large MUFB	5 Year Fixed	75%	6.59%	3%	£100k	£1.5m	6.59%	5%/5%/5%/3%/3%	LMHFE7526537	

# Specialist

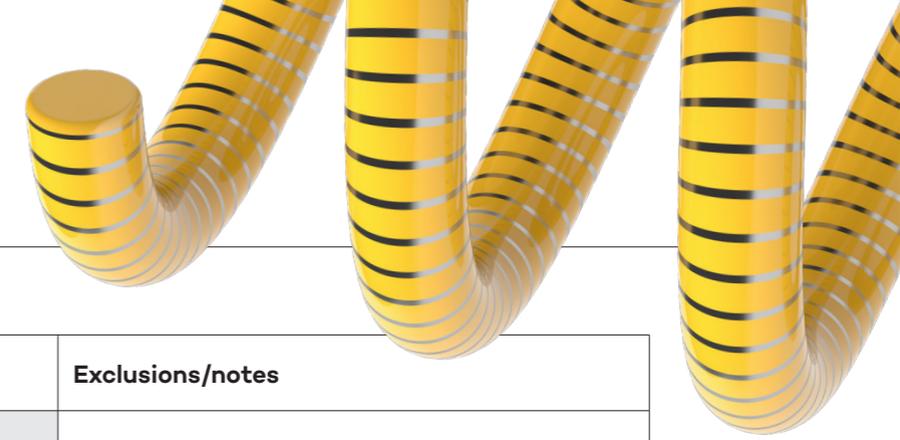
HMO and MUFB properties for first-time landlords



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>SMALL HMO</b>										
Small HMO	2 Year Fixed	75%	5.59%	3%	£75k	£1m	7.59%	2%/2%	LMHFB7526439	Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.59%	5%	£75k	£1m	6.59%	2%/2%	LMHFB7526440	
Small HMO	5 Year Fixed	75%	6.24%	3%	£75k	£1m	6.24%	5%/5%/5%/3%/3%	LMHFE7526441	
Small HMO	5 Year Fixed	75%	5.84%	5%	£75k	£1m	5.84%	5%/5%/5%/3%/3%	LMHFE7526442	
<b>SMALL MUFB</b>										
Small MUFB	2 Year Fixed	75%	5.59%	3%	£75k	£1m	7.59%	2%/2%	LMHFB7526443	
Small MUFB	2 Year Fixed	75%	4.59%	5%	£75k	£1m	6.59%	2%/2%	LMHFB7526444	
Small MUFB	5 Year Fixed	75%	6.24%	3%	£75k	£1m	6.24%	5%/5%/5%/3%/3%	LMHFE7526445	
Small MUFB	5 Year Fixed	75%	5.84%	5%	£75k	£1m	5.84%	5%/5%/5%/3%/3%	LMHFE7526446	

# Specialist

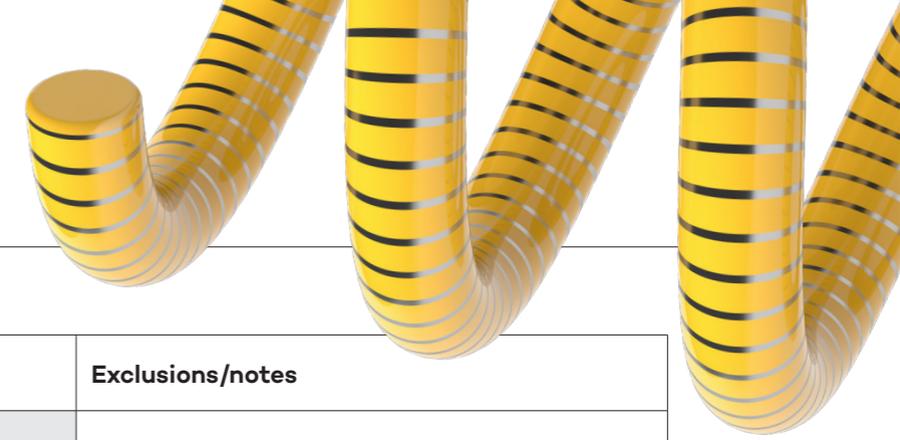
Standard, HMO and MUFB properties for Trading Limited Companies



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
<b>STANDARD</b>											
Standard	2 Year Fixed	75%	5.59%	3%	£75k	£1m	7.59%	2%/2%	LMVFB7526466	First-time landlords accepted	
Standard	2 Year Fixed	75%	4.59%	5%	£75k	£1m	6.59%	2%/2%	LMVFB7526467		
Standard	5 Year Fixed	75%	6.19%	3%	£75k	£1m	6.19%	5%/5%/5%/3%/3%	LMVFE7526468		
Standard	5 Year Fixed	75%	5.79%	5%	£75k	£1m	5.79%	5%/5%/5%/3%/3%	LMVFE7526469		
<b>SMALL HMO</b>											
Small HMO	2 Year Fixed	75%	5.69%	3%	£75k	£1m	7.69%	2%/2%	LMHFB7526470	12 months landlord experience required - please see first-time landlord HMO/MUFB products if experience is less than 12 months	
Small HMO	5 Year Fixed	75%	6.29%	3%	£75k	£1m	6.29%	5%/5%/5%/3%/3%	LMHFE7526471		
<b>SMALL MUFB</b>											
Small MUFB	2 Year Fixed	75%	5.69%	3%	£75k	£1m	7.69%	2%/2%	LMHFB7526472		Up to 6 beds/units
Small MUFB	5 Year Fixed	75%	6.04%	3%	£75k	£1m	6.04%	5%/5%/5%/3%/3%	LMHFE7526473		

# Specialist

## Properties for holiday lets



Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>STANDARD - 2 YEAR FIXED RATE</b>										Calculation of affordability will be assessed on single AST standard occupation basis Max lending 5 properties First-time landlords are not accepted.
Standard	2 Year Fixed	75%	5.59%	3%	£100k	£1m	7.59%	2%/2%	LMVFB7526447	
Standard	2 Year Fixed	75%	4.59%	5%	£100k	£1m	6.59%	2%/2%	LMVFB7526448	
<b>STANDARD - 5 YEAR FIXED RATE</b>										
Standard	5 Year Fixed	75%	6.04%	3%	£100k	£1m	6.04%	5%/5%/5%/3%/3%	LMVFE7526449	
Standard	5 Year Fixed	75%	5.64%	5%	£100k	£1m	5.64%	5%/5%/5%/3%/3%	LMVFE7526450	
<b>SMALL MUFB - 2 YEAR FIXED RATE - UP TO 6 UNITS</b>										Calculation of affordability will be assessed on single AST standard occupation basis Max lending 5 properties Landlords must have at least 12 months landlord experience.
Small MUFB	2 Year Fixed	75%	5.99%	3%	£100k	£1m	7.99%	2%/2%	LMHFB7526451	
Small MUFB	2 Year Fixed	75%	4.99%	5%	£100k	£1m	6.99%	2%/2%	LMHFB7526452	
<b>SMALL MUFB - 5 YEAR FIXED RATE - UP TO 6 UNITS</b>										
Small MUFB	5 Year Fixed	75%	6.39%	3%	£100k	£1m	6.39%	5%/5%/5%/3%/3%	LMHFE7526453	
Small MUFB	5 Year Fixed	75%	5.99%	5%	£100k	£1m	5.99%	5%/5%/5%/3%/3%	LMHFE7526454	

## ICR rules

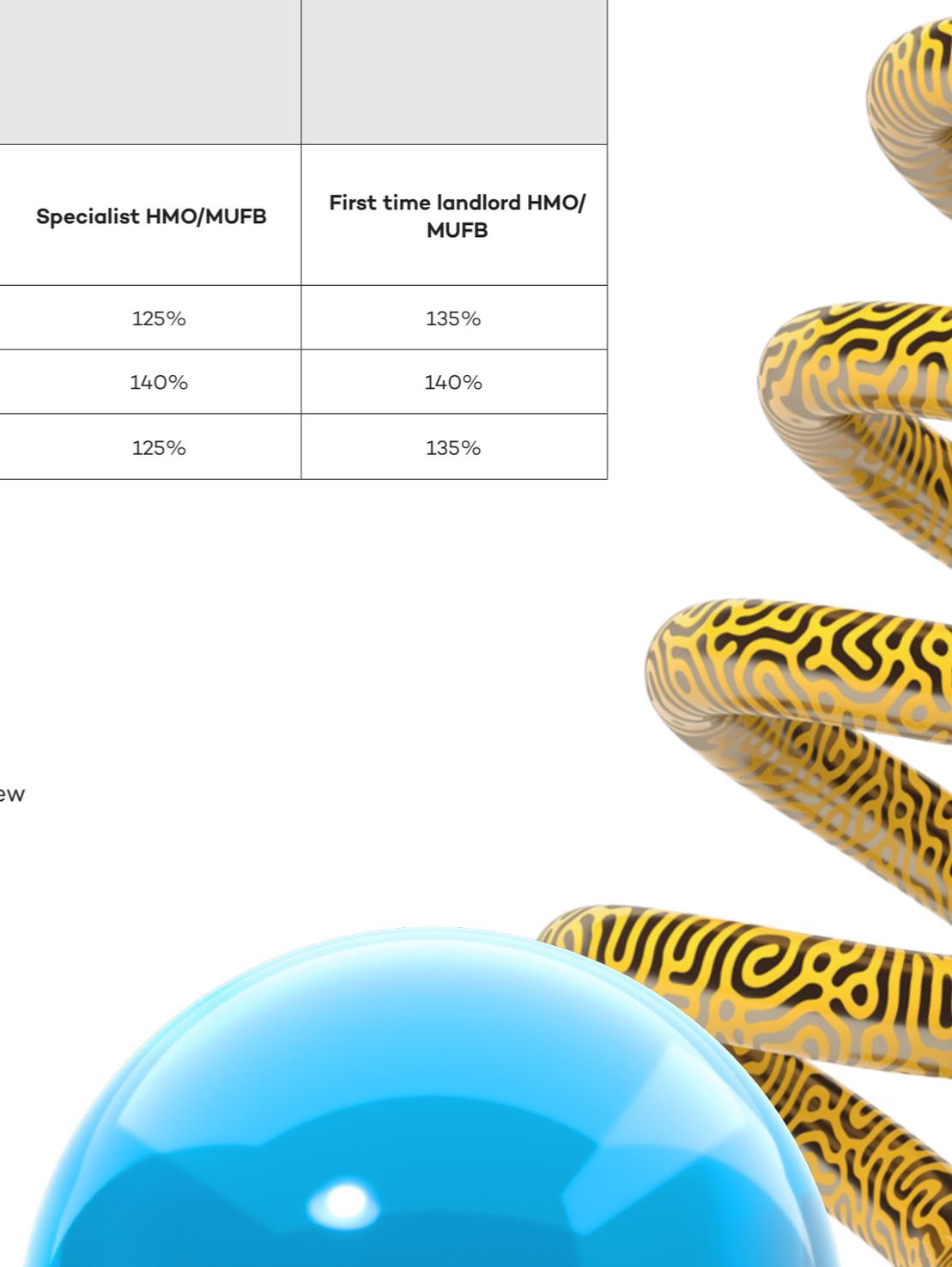
2 YEAR FIXED RATE AND TRACKER RATE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +2%						
5 YEAR REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 4.5% OR PAY RATE						
2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 4.5% OR PAY RATE						
	Premier Standard	Premier AVM Premier Small HMO	Core Standard Core AVM (up to 70% LTV)	Core AVM (up to 75% LTV)	Specialist HMO/MUFB	First time landlord HMO/ MUFB
Individual - Basic rate taxpayer	125%	130%	125%	130%	125%	135%
Individual - Higher rate taxpayer	145%	145%	140%	140%	140%	140%
Limited Company/LLP	125%	130%	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

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