BUY TO LET

BUY TO LET PRODUCT GUIDE

13th November 2026

SUITABLE FOR

Personal ownership landlords
Portfolio landlords
Limited company landlords
Semi-commercial / mixed use landlords
First time landlords
Expat landlords

FOUNDATION

For Intermediaries only

BBR is set at 4.00% as of 5th November 2026

© Foundation and Foundation Lending is a trading style of Paratus AMC Limited. Registered Office: No.3 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA.Registered in England with Company No. 3489004.
Paratus AMC Limited is authorised and regulated by the Financial Conduct Authority. Our registration number is 301128. Buy to let mortgages are not regulated by the Financial Conduct Authority. Calls may be monitored and recorded.

1114/13/11/26/F

PRODUCTS AT A GLANCE

FOUNDATION

Quick Overview

F1 Product Range – For clients with an almost clean credit history

F2 Product Range – For clients financing a more specialist property type and/or those with some historical blips on their credit rating

F3 Product Range – For clients with more recent blips on their credit rating

APPLICANT TYPE	F1 product	F2 product	F3 product
Individual	✔	✔	✔
Individual - Consumer Buy to Let	✔	✔	✔
Limited Company	✔	✔	✔
Portfolio landlord	✔	✔	✔
First time landlord	✔	✔ (standard BTL & HMO up to 6 occupants)	✘
PROPERTY TYPE			
Standard buy to let	✔	✔	✔
HMO up to 6 occupants	✘	✔ (HMO specific products only)	✘
Large HMOs from 7 + bedrooms and MUFBs	✘	✔ (Large HMO & MUFB specific products only)	✘
Multiple Properties on One Title (MPOT)	✘	✔ (MPOT specific products only)	✘
Short term lets	✘	✔ (STL specific products only)	✘
Holiday Lets	✘	✔ (Holiday Let specific products only)	✘

WHO WE HELP

Personal ownership landlords

- We accept consumer buy to let applications
- We don't require experienced landlords to have their own residential property

Portfolio landlords

- We don't set limits on the size or value of existing portfolios held with other lenders
- We have no limit on the number or value of properties mortgaged with us

HMO/ MUFB landlords

- We consider MUFBs with up to 10 units
- We accept hybrid properties for example where there is a mix of HMOs and MUFBs
- We accept applications with multiple flats or houses on a single freehold

Semi-Commercial landlords

- We don't need to see previous semi-commercial experience
- We accept a 60% residential / 40% commercial split

Limited company landlords

- We accept inter-company loans, shareholder deposits and director loans and deposits
- We accept newly established SPVs
- We don't have a cap on the number of shareholders and allow up to four directors
- We have no max age restrictions

First time landlords

- We accept HMO applications for properties with up to six lettable rooms.
- Loans available with a 15% deposit to help aspiring landlords buy their first property

1114/13/11/26/F

CREDIT CRITERIA

FOUNDATION

CREDIT CRITERIA	F1	F2 and S2	F3
All defaults and CCJs/Court Decree must be satisfied irrespective of when they occured	No defaults or CCJs/Court Decree registered in the last 72 months, regardless of whether they have been satisfied.	No defaults or CCJs/Court Decree registered in the last 24 months, regardless of whether they have been satisfied.	A maximum of one satisfied CCJ/Court Decree or default up to the value of £2,000 registered within the last 24 months with 0 registered in the last 12 months.
Secured loans	A worst status of 0 in the last 72 months.	A worst status of 0 in the last 24 months.	A worst status of 1 in the last 24 months with 0 in the last 6 months.
Unsecured arrears	A worst status of 0 in the last 72 months.	A worst status of 2 in the last 24 months with a status of 0 in the last 12 months.	A worst status of 2 in the last 24 months. Must be up to date at the time of application.
Credit Cards, Mail Order, Comms and Utilities	A worst status of 2 in the last 24 months. Up to date on application.	A worst status of 3 in the last 24 months. Up to date on application.	A worst status of 4 in the last 24 months. Up to date on application.
Bankruptcy/Sequestration/ IVA/CVA/Admin Order	None registered.		

1114/13/11/26/F

F1 2 YEAR BUY TO LET PRODUCTS | For purchase and remortgage

FOUNDATION

For portfolio & non-portfolio landlords with an almost clean credit history

F1	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
2 Year Fixed Green EPC A-C Limited Edition	4.64%	75%	4.00%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	EPC A-C No application fee and one free standard valuation
2 Year Fixed	5.39% 5.79%	75% 80%	3.00%	£1.5m £750k	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	
2 Year Fixed	6.34% 6.69%	75% 80%	1.50%	£1.5m £750k	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	
2 Year Discount	6.19% (reversion -2.80%)	75%	1.50%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	None	
2 Year Fixed Special £4£ Remortgage	5.24%	75%	4.00%	£1.5m	Ltd Co/Basic rate tax payer & Higher rate tax payer: 125% x pay rate.	3%, 2%	Remortgage with no additional borrowing. See Special Product criteria on p.17

All loans revert to BBR+4.99%.

1114/13/11/26/F

F1 5 YEAR BUY TO LET PRODUCTS | For purchase and remortgage

FOUNDATION

For portfolio & non-portfolio landlords with an almost clean credit history

F1	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
5 Year Fixed Green EPC A-C Limited Edition	5.69%	75%	5.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	EPC A-C No application fee and one free standard valuation
5 Year Fixed Green EPC A-C	5.89%	75%	5.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	EPC A-C No application fee and one free standard valuation
5 Year Fixed	6.09% 6.29%	75% 80%	4.00%	£1.5m £750k	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	
5 Year Fixed	6.54% 6.89% 7.34%	75% 80% 85%	2.00% 1.50% 0%	£1.5m £750k £500k	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Minimum loan size of £100k for 85% LTV only
5 Year Fixed ERC3	6.64%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%	5 Year Fixed with ERCs for the first 3 years
5 Year Fixed Remortgage	6.74% 6.84%	65% 75%	£2,995	£3m £1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	No application fee, one free standard valuation and £500 cashback
5 Year Fixed EPC Saver	6.79%	75%	1.25%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	One free Vibrant Energy Saving Audit (VESA) and £1,000 cashback

All loans revert to BBR+4.99%.

1114/13/11/26/F

F2 BUY TO LET PRODUCTS | For purchase and remortgage

FOUNDATION

For portfolio & non-portfolio landlords with some historic credit blips

F2	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
2 Year Fixed	6.49% 6.99%	75% 80%	1.50%	£1.5m 750k	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	

F2	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
5 Year Fixed	6.59% 7.09%	75% 80%	2.00% 1.50%	£1.5m £750k	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	
5 Year Fixed Remortgage	6.94%	75%	£2,995	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	No application fee, one free standard valuation and £500 cashback

All loans revert to BBR+4.99%.

1114/13/11/26/F

F3 BUY TO LET PRODUCTS | For purchase and remortgage

FOUNDATION

For portfolio and non-portfolio landlords with more recent credit blips

F3	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
2 Year Fixed	6.84%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	

F3	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
5 Year Fixed	6.99%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	

All loans revert to BBR+4.99%.

1114/13/11/26/F

HMOS | For portfolio & non-portfolio landlords financing a more specialist property type

FOUNDATION

F2 2 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
Standard HMO	5.49% 5.89%	75% 80%	3.00%	£1.5m £750k	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Standard HMO up to 6 occupants.
Standard HMO	6.59%	75%	1.50%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Standard HMO up to 6 occupants.
Large HMO	5.69%	75%	3.00%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Max 10 Bedrooms to 75% LTV.

F2 5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
Standard HMO Green EPC A-C	5.94%	75%	5.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Standard HMO up to 6 occupants EPC A-C £500 Cashback and no application fee
Standard HMO	6.19% 6.39%	75% 80%	4.00%	£1.5m £750k	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Standard HMO up to 6 occupants.
Standard HMO	6.64%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Standard HMO up to 6 occupants.
Large HMO	6.44%	75%	4.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Max 10 Bedrooms to 75% LTV.

All loans revert to BBR+4.99%.

1114/13/11/26/F

MULTI UNIT FREEHOLD BLOCKS

For portfolio & non-portfolio landlords financing a more specialist property type

FOUNDATION

F2 2 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
2 Year Fixed	5.59% 5.99%	75% 80%	3.00%	£1.5m £750k	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Products for Multi Unit Freehold Blocks (MUFB) to a max of 10 units.
2 Year Fixed	6.64%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Products for Multi Unit Freehold Blocks (MUFB) to a max of 10 units.

F2 5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
5 Year Fixed	6.29% 6.49%	75% 80%	4.00%	£1.5m £750k	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Products for Multi Unit Freehold Blocks (MUFB) to a max of 10 units.
5 Year Fixed	6.74%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Products for Multi Unit Freehold Blocks (MUFB) to a max of 10 units.

All loans revert to BBR+4.99%.

SHORT TERM LETS | For portfolio & non-portfolio landlords financing a more specialist property type

FOUNDATION

F2 2 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
2 Year Fixed	5.64%	75%	3.00%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	

F2 5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
5 Year Fixed	6.39%	75%	4.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	
5 Year Fixed	6.84%	75%	1.25%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	No application fee and one free standard valuation

All loans revert to BBR+4.99%.

1114/13/11/26/F

HOLIDAY LETS | For portfolio & non-portfolio landlords financing a more specialist property type

FOUNDATION

F2 2 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
2 Year Fixed	6.54%	75%	2.00%	£2m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Products for Holiday Lets where the Holiday let income can be utilised.

F2 5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
5 Year Fixed	6.64%	75%	2.00%	£2m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Products for Holiday Lets where the Holiday let income can be utilised.

All loans revert to BBR+4.99%.

1114/13/11/26/F

FOUNDATION

EXPAT PRODUCT RANGE

For UK Expats applying either as individuals or through a Limited Company and looking to purchase or remortgage a BTL property in the UK

2 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
F1 2 Year Fixed Expat	5.74%	75%	3.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% Higher rate tax payer: 145% And both stress tested as per table on page 16	3%, 2%	
F2 2 Year Fixed Expat	6.64%	75%	1.50%	£1.5m	Ltd Co/Basic rate tax payer: 125% Higher rate tax payer: 145% And both stress tested as per table on page 16	3%, 2%	
F2 2 Year Fixed Expat Property Plus	6.69%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% Higher rate tax payer: 145% And both stress tested as per table on page 16	3%, 2%	Please refer to page 18 for applicable valuation fee

5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
F1 5 Year Fixed Expat	6.34%	75%	4.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	
F2 5 Year Fixed Expat	6.69%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	
F2 5 Year Fixed Expat Standard HMO	6.79%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Up to 6 occupants.
F2 5 Year Fixed Expat MUFB	6.84%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Up to 10 units.
F2 5 Year Fixed Expat Holiday Lets	6.89%	75%	2.00%	£2m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Products for Holiday Lets where the Holiday let income can be utilised.
F2 5 Year Fixed Expat Property Plus	6.79%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Please refer to page 18 for applicable valuation fee.

5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
S2 Expat Mixed Use	7.90%	70%	2.50%	£3m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	For properties with Residential and Commercial components combined, where Residential Valuation and Rental Income are both in excess of 60% of total for the property.

All loans revert to BBR+4.99%.

1114/13/11/26/F

FOUNDATION

PROPERTY PLUS | For properties that don't meet our standard property criteria - properties above or adjacent to all types of commercial considered

F2 2 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
Property Plus	6.69%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Please refer to page 18 for applicable valuation fee.
HMO Plus	6.74%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Up to 6 occupants. Please refer to page 18 for applicable valuation fee.
STL Plus	6.79%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Please refer to page 18 for applicable valuation fee.

F2 5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
Property Plus Limited Edition	6.89%	75%	1.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	No application fee and one free standard valuation
Property Plus	6.79%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Please refer to page 18 for applicable valuation fee.
HMO Plus	6.84%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Up to 6 occupants. Please refer to page 18 for applicable valuation fee.
STL Plus	6.89%	75%	2.00%	£1.5m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Please refer to page 18 for applicable valuation fee.

All loans revert to BBR+4.99%.

1114/13/11/26/F

MULTIPLE PROPERTIES ON ONE TITLE (MPOT)

For landlords requiring a more specialist property type

FOUNDATION

F2 2 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
2 Year Fixed	6.69% 6.89%	65% 75%	2.50%	£3m £2m	Ltd Co/Basic rate tax payer: 125%. Higher rate tax payer: 145%. And both stress tested as per table on page 16.	3%, 2%	Products designed for Multiple Properties (max 4) on a Single Freehold Title. Minimum loan size £100k

F2 5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
5 Year Fixed	6.99% 7.19%	65% 75%	2.50%	£3m £2m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	Products designed for Multiple Properties (max 4) on a Single Freehold Title. Minimum loan size £100k

All loans revert to BBR+4.99%.

1114/13/11/26/F

MIXED USE PRODUCTS | For landlords requiring a more specialist property type

FOUNDATION

S2 5 Year Fixed	Initial Rate %	Max LTV	Fee	Max Loan	ICR	ERCs	Notes
5 Year Fixed	7.30% 7.60%	60% 70%	2.50%	£3m	Ltd Co/Basic rate tax payer: 125% x pay rate. Higher rate tax payer: 145% x pay rate.	5%, 4%, 3%, 2%, 1%	For properties with Residential and Commercial components combined, where Residential Valuation and Rental Income are both in excess of 60% of total for the property.

All loans revert to BBR+4.99%.

1114/13/11/26/F

GENERAL CRITERIA

FOUNDATION

APPLICATION CRITERIA	INDIVIDUAL	LIMITED COMPANY
Application Fee (non-refundable)	£199.	
Overpayments	Yes, up to 10% in any one year.	
Maximum number of applicants	2	4
Age	21 years at inception to 85 years at term end.	At least 1 applicant must be aged over 21 years at application. Other applicants are acceptable provided aged 18 years or over. No maximum age for limited company applications.
First Time Buyers	Yes, only available on the FTB/FTL product (subject to availability)	
Minimum Property Value	£70,000 Note: a max LTV of 75% applies where the property value is below £75,000.	
Exposure	Street Exposure (houses): A maximum of 3 properties holding a Foundation Lending mortgage in any one full postcode per borrower, outside of this, underwriters can review on a case-by-case basis. LTV for the application will be down to underwriter discretion. Block size (flats): · Small block (up to, and including, 5 units) – Entire block can be considered · Medium block (between 6 and 20 units inclusive) – Up to 5 units in the block can be considered. · Large block (any block with over 20 units) – Up to 5 units, or 20% of the block, whichever is higher. Any cases where the security is over the above is subject to the underwriter's discretion.	
New build	Leasehold flats to a max of 65% LTV. Additional criteria applies. Houses accepted.	
Location	England, Wales and Scotland	

PORTFOLIO LANDLORD CRITERIA	
Portfolio Landlords	For background portfolios we require a maximum aggregate LTV of 100%. Minimal rental coverage is calculated using an ICR of 100% at a stress rate of 5.5%. Calculations include unencumbered properties.

All loans revert to BBR+4.99%.

AFFORDABILITY ASSESSMENT	
Short term fixed rates and variable rates	Higher of pay rate+2% or 5.5%
5+ year fixed rates	Pay rate

LOAN CRITERIA	
Purpose	Purchase/Remortgage.
Repayment type	Interest Only/Capital & Interest/Part & Part.
Early remortgage	Early remortgage is available on all BTL products (unless otherwise stated)
Term	5 - 30 Years.
Gross monthly rental cover	Rental income calculated on lower of current rent or valuer estimate.
Loan size	Minimum £50,000* Maximum £3,000,000* *may vary dependent on product
ICR	Basic rate tax payer 125% Higher rate tax payer 145% Limited Companies 125% Note: may vary dependent on product
Letting to Housing Associations or Local Authorities	Letting to appropriately registered Housing Associations and Local Authorities will be permitted where the property concerned is for single households only (no HMO, MUFB). Asylum seeker or SERCO lets are also not permitted. Agreements between landlord and Housing Association or Local Authority cannot exceed a term of 60 months. For full details **see our Criteria Guide.**

LIMITED COMPANY CRITERIA	
Limited Company Registration	Company to be registered in England and Wales or Scotland for the purposes of property rental.
Applications	Must be SPV for purpose of property rental. No trading companies.
Acceptable SIC codes	68100 - 68209 - 68320

1114/13/11/26/F

ADDITIONAL PRODUCT INFORMATION

FOUNDATION

PRODUCT TYPE	
Special Products	Max aggregate borrowing £5m by exception. First Time Landlord applications not accepted on HMO/MUB products or cases above 75% LTV. The following criteria are also not available through Special products: Early re-mortgaging Consumer Buy to Let Letting to Housing Associations or Local Authorities
EPC Saver	EPC Saver is offered in conjunction with Vibrant Energy Matters. Full details are available on our website. The Vibrant Energy Saving Audit (VESA) is not available for properties less than 10 years old.
MPOT	Properties may be let on an Assured Periodic Tenancy (APT), short-term or holiday let basis.
Mixed Use	For properties with Residential and Commercial components combined, where Residential Valuation and Rental Income are both in excess of 60% of total for the property.

GREEN PRODUCT	
EPC Rating	Green Product EPC A to C - where security has EPC ratings between A to C.
How to check an EPC rating	**You can check the property EPC rating on the government EPC site here** **You can check the EPC rating for properties in Scotland here**

All loans revert to BBR+4.99%.

1114/13/11/26/F

VALUATION FEE SCALE AND CONTACT DETAILS

FOUNDATION

VALUATION FEE SCALE			
Property value (not exceeding)	Standard BTL, Property Plus, STL Plus and Residential Property	Small HMO**	Large HMOs, MUFBs and HMO Plus
£100,000	£170	£750	£1,350
£150,000	£215	£750	£1,350
£200,000	£245	£750	£1,350
£250,000	£275	£750	£1,415
£300,000	£295	£750	£1,475
£350,000	£315	£785	£1,565
£400,000	£365	£785	£1,565
£450,000	£390	£925	£1,655
£500,000	£420	£925	£1,655
£600,000	£500	£970	£1,775
£700,000	£580	£1,030	£1,935
£800,000	£645	£1,115	£2,100
£900,000	£725	£1,195	£2,245
£1,000,000	£840	£1,300	£2,415
£1,200,000	£1,335	£1,435	£2,760
£1,250,000	£1,335	£1,600	£2,760
£1,400,000	£1,335	£1,600	£3,030
£1,500,000	£1,335	£1,780	£3,030
£1,600,000	£1,845	£1,780	£3,300
£1,800,000	£1,845	£1,935	£3,570
£2,000,000	£1,845	£2,160	£3,570
£2,250,000	£2,375	£2,430	£3,850
£2,500,000	£2,375	£2,700	£4,175
£3,000,000*	£2,930	by agreement	by agreement

*Valuations exceeding the fee scale, MPOT and Mixed Use applications are by agreement.
** Small HMOs up to 6 occupants.
Please note that for lending in Scotland, we require a physical valuation on all cases - retypes of the home report cannot be accepted.

Complete FS
Your specialist packager distributor

023 8045 6999 (Option 2)
btl@complete-fs.co.uk
www.complete-fs.co.uk

©Foundation and Foundation Lending are trading styles of Paratus AMC Limited. Registered office: No.3 Arlington Square, Downshire Way, Bracknell, Berkshire, RG12 1WA.

Registered in England with Company No. 03489004. Paratus AMC Limited is authorised and regulated by the Financial Conduct Authority, Our registration number is 301128, Buy to Let mortgages are not regulated by the Financial Conduct Authority. All applications are subject to our lending criteria. Calls may be monitored and recorded.