



Lending criteria overview

The Loan

- ✓ Minimum loan £50,000
- ✓ Maximum loan £1,000,000
- ✓ Min term 5 years - Max term 30 years
- ✓ Basic rate tax payers stressed at 125%
- ✓ Interest only and repayment
- ✓ Limited company applications stressed at 125%
- ✓ Individual applicants stressed at 145%
- ✓ Remortgages within 6 months
- ✓ Gifted deposits

The Borrower

Individuals

- ✓ Over 21 years of age - 1st applicant
- ✓ No adverse credit history in the last 24 months
- ✓ Portfolio landlords
- ✓ Must own at least 1 property

Limited Companies

- ✓ No minimum trading period for new SPV's
- ✓ Trading Ltd Co's – 2yrs trading
- ✓ Up to 4 applicants
- ✓ LLP's accepted
- ✓ No fixed or floating charges or debentures

Expatriates

- ✓ Individual applications accepted
- ✓ Ltd Co' applications accepted
- ✓ UK credit footprint
- ✓ UK bank account
- ✓ Own at least 1 BTL property in the UK

The Property

Standard BTL

- ✓ England and Wales
- ✓ Minimum value £75,000
- ✓ New build flats at 75% LTV
- ✓ Flats adjacent to or immediately above commercial premises
- ✓ Studio flats – min 30 sqm
- ✓ Properties with flying freehold
- ✓ Standard construction
- ✓ Wimpey no fines – after 1946
- ✓ Ex-Local Authority properties
- ✓ Universal Credit & Housing Benefit accepted

HMO/MUFB

- ✓ HMOs up to 8 bedrooms
- ✓ Multi-units up to 10 self-contained units (First time landlords to 4 flats)
- ✓ Experienced landlords only (6 months)
- ✓ Minimum property value £75,000