

Acceptable Properties

- ✓ Freehold houses and bungalows of standard construction
- ✓ New build houses
- ✓ Leasehold flats and maisonettes
- ✓ Flats or maisonettes over commercial premises
- ✓ Properties that are two or less storeys above commercial premises where the commercial premise is a takeaway establishment, public house, restaurant or dry cleaners/ launderette, mini cab office are permitted to a maximum of 65% LTV for flats. Maximum loan £2m, maximum £1m for new builds.
- ✓ Properties that are three or more storeys above commercial premises where the commercial premise is a takeaway establishment, public house, restaurant or dry cleaners/ launderette, mini cab office are permitted to a maximum 75% LTV for loans less than £1m, 70% LTV £1m-£1.5m.
- ✓ A maximum of 75% LTV for flats above non-food commercial premises
- ✓ Modern timber framed construction
- ✓ HMO properties to a maximum of 15 bedrooms, First Time Landlords limited to a maximum of 6 bedrooms
- ✓ Multi-unit properties to a maximum of 15 self-contained flats within the block, First Time Landlords limited up to a maximum of 6 self-contained flats within the block
- ✓ Flying freeholds to a maximum of 15% of the property
- ✓ Ex-local authority, housing association or ex-ministry of defence houses & flats
- ✓ Studio flats subject to:
 - ✓ Self-contained with a separate bathroom
 - ✓ Natural light required
 - ✓ Minimum size of 30 SqM
- ✓ Properties with more than 7 storeys with a lift are acceptable subject to valuation confirming marketability, adequate condition
- ✓ Properties with two kitchens and/or multiple services can be considered
- ✓ Wimpey no fines (if constructed after 1946 and property is not bungalow or flat)
- ✓ Laing Easiform construction, if constructed after 1966 and property is not a bungalow or flat
- ✓ Basement flats are acceptable where the property is located in London and over 30 SqM