



# Buy to Let Lending on HMOs Frequently Asked Questions

## Q. Will Keystone lend on HMO properties?

A. Yes, we will lend on HMOs up to 15-bedrooms to a maximum of 75% loan to value subject to loan size. We will accept HMO applications from individuals, LLPs, SPVs & trading limited companies.

## Q. What products do you offer on HMOs?

A. All rates shown in the specialist buy to let range within the product guide are available on HMO transactions. We will lend up to 75% loan to value subject to loan size and fees can be added to the loan.

## Q. Does the applicant need to be an experienced landlord?

A. The applicant must have owned and let a minimum of one buy to let property for 6 months, otherwise they are considered a First Time Landlord and maximum of 6 units are acceptable.

## Q. Do you need a HMO licence to be in place?

A. A HMO licence is required if the local authority deems it necessary through mandatory, additional or selective licensing. If a licence is required on a purchase transaction, we must receive evidence that the landlord has applied, and had confirmation that the part one of the HMO licence (a fit and proper person check) has been approved.

## Q. What valuer do Keystone use for HMO property valuations?

A. All HMO valuations are on a commercial basis.

## Q. Will Keystone lend on multi-let properties?

A. Yes, multi-let properties (let to two or more individuals from more than one household, but not subject to HMO licensing, either mandatory, selective or additional) will be considered on HMO criteria and will need to use the specialist buy to let product range.