

	Minimum loan £250,000		Minimum loan £50,000	
	2 or 3 Year Fixed		2 or 3 Year Fixed	5 Year Fixed
Maximum Term	25 years			
Product Rate	5.49%	5.99%	5.99%	6.49%
Defer option	1.00%	0.50%	0.50%	1.00%
Pay rate (Optional if deferring interest)	4.49%	5.49%	5.49%	5.49%
LTV limits	Max Loan/LTV	Max Loan/LTV	Max Loan/LTV	Max Loan/LTV
	Loans up to £1m: 75% Loans over £1m: 70%	Loans up to £500k: 80%	Loans up to £1m: 75% Loans over £1m: 65%	Loans up to £1m: 70% Loans over £1m: 65%
Borrower Profile				
First Time Buyers (Capped at 70% LTV and £500k)	x	x	✓	✓
First Time Landlord	✓	✓	✓	✓
Existing UK Landlord	✓	✓	✓	✓
UK Ltd Co/SPV	✓	✓	✓	✓
Foreign National (UK Resident)	Must have a 2-year UK mortgage history. Max LTV: 70%	x	✓*	✓*
Foreign National Offshore	Must have a 2-year UK mortgage history. Max LTV: 70%	x	✓*	✓*
Offshore Registered Company	x	x	✓	✓
Ex-Pat	✓	✓	✓	✓
Trust Structures	✓	x	x	x

*Foreign nationals are capped at 65% unless from a low risk jurisdiction, or 2 years UK mortgage history where 70% LTV can be considered.

Please turn over for more information

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	Minimum loan £250,000		Minimum loan £50,000	
	2 or 3 year Fixed		2 or 3 Year Fixed	5 Year Fixed
Single dwelling	✓	✓ (Houses only)	✓	✓
Purpose built MUFB	✓	✗	✓	✓
Converted MUFB	Max 70% LTV	✗	Max 70% LTV	✓
HMO	✓	✗	Max 70% LTV	✓
Mixed Use	Max 70% LTV	✗	Max 70% LTV	✓
Adverse Credit				
Defaults and CCJ's	£1,500 maximum in the last 24 months – must be satisfied before completion		£5,000 maximum in 24 months, 0 in the last 12 months – must be satisfied before completion	
Secured missed payments	Maximum 1 missed payment in the last 36 months 0 in the last 24 months		Maximum 1 missed payment in the last 36 months 0 in the last 18 months	
Unsecured payments Arrears/Defaults	Utilities, Communication and Mail Order ignored 2 missed credit card or unsecured loan payments in 24 months, 0 in the last 12 months			
Additional Criteria	Borrowers with adverse are capped at 70% LTV			
Maximum Loan MUFB	£3m			
Minimum Property Value	£312,500		£70,000	
Maximum Property Value (Single Dwelling/HMO)	£2m		£2m	
Arrangement fee	1.5%		2% for loans up to £150,000, 1.5% thereafter	
Admin fee	£350 per property (If there are additional units in the same block the fee is £100 per additional unit)			
Interest Cover Ratio calculated at payrate	120% Company Borrowers – 125% Individual Borrowers – 130% HMO, Converted MUFB & Mixed Use (All Borrowers) All ICR's are calculated at Pay rate			
Early Repayment Charge	3% – No ERC in the final 1 month of the fixed term			
Reversionary Rate	Product Rate + 1.5% over BBR (BBR minimum floor 0%)			