LANDBAY

Product guide
England & Wales

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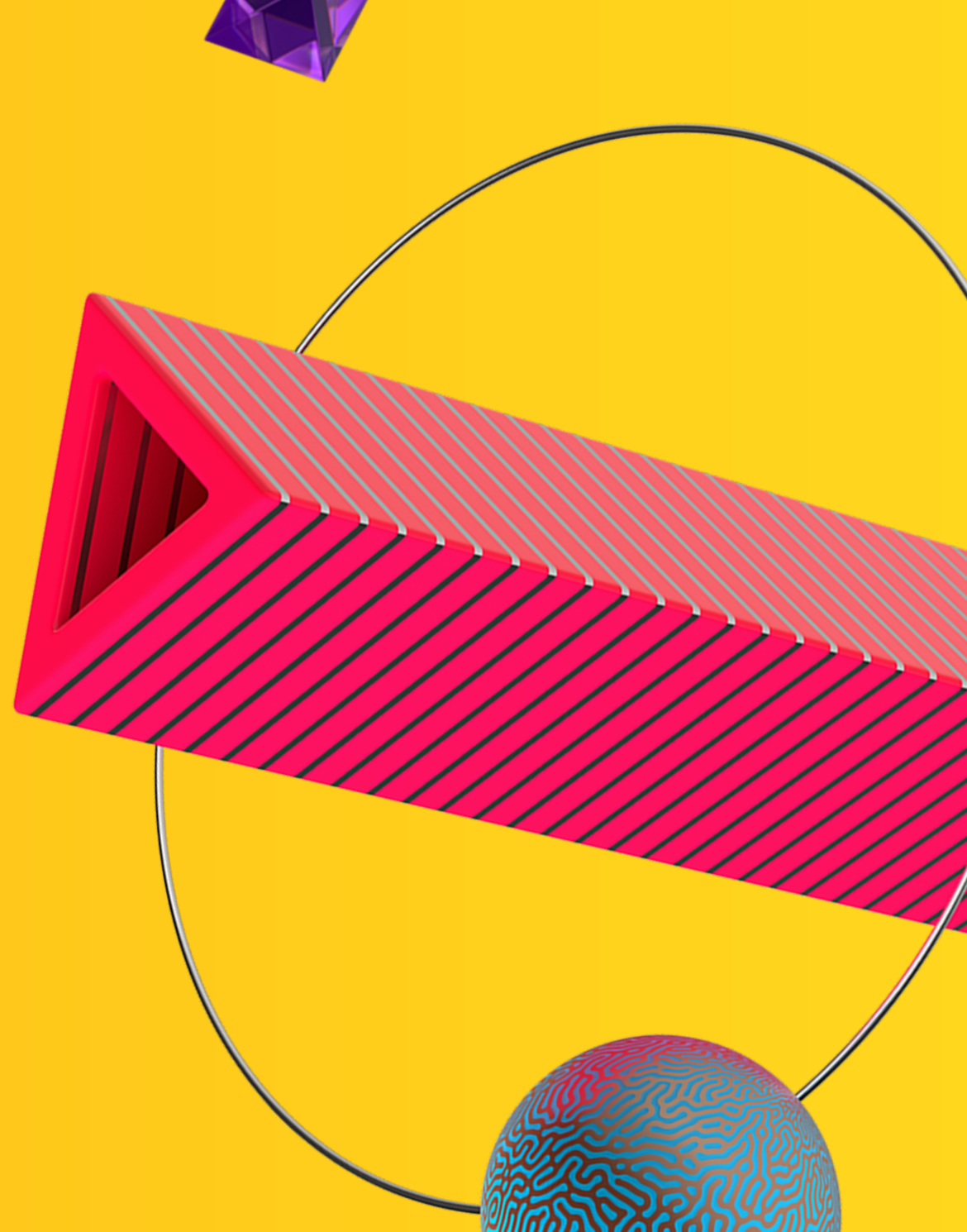


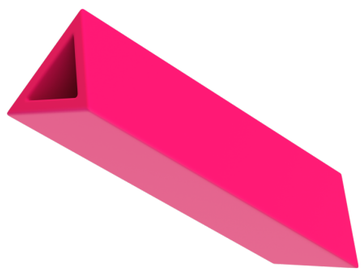
We get buy to let

Your deals. Your way.
Three ranges, built for flexibility, faster decisions and competitive pricing.

Premier

Competitive rates for individuals and limited company SPVs. For landlords with up to 15 mortgaged properties, including AVM options.

View range



Core

Standard properties for individuals, limited company SPVs and LLPs. For landlords with portfolios of any size, including AVM options.

View range

Specialist

For landlords with holiday lets, HMO, MUFB or trading companies. Built for cases that don't fit a standard mortgage.

View range

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Find your **BDM**

Premier

2 year fixed rate and trackers for standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR FIXED RATE - UP TO 75% LTV										Max exposure - £5M, please refer when over £2M Applicants must individually own 75% or more of company shares Any shareholder not on the application must be an immediate family member Background LTV must not exceed 75% LTV AVM products are subject to a £249 non-refundable administration fee When an AVM is used, we reserve the right to instruct a full valuation, even if the AVM passes. Please see full lending guide page 13 for full details
Standard	2 Year Fixed	75%	6.24%	1%	£30k	£2m	8.24%	2%/2%	LMVFB75261681	
Standard	2 Year Fixed	75%	5.74%	2%	£30k	£2m	7.74%	2%/2%	LMVFB75261682	
Standard	2 Year Fixed	75%	5.24%	3%	£30k	£2m	7.24%	2%/2%	LMVFB75261683	
Standard	2 Year Fixed	75%	4.74%	4%	£30k	£2m	6.74%	2%/2%	LMVFB75261684	
Standard	2 Year Fixed	75%	4.24%	5%	£30k	£2m	6.24%	2%/2%	LMVFB75261685	
2 YEAR TRACKER										
Standard	2 Year Tracker	75%	4.29% (0.54%+BBR)	3%	£30k	£1m	6.29%	n/a	LMVDB75261686	

Premier

5 year fixed rate for standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
5 YEAR FIXED RATE - UP TO 75% LTV										Max exposure - £5M, please refer when over £2M Applicants must individually own 75% or more of company shares Any shareholder not on the application must be an immediate family member Background LTV must not exceed 75% LTV Please see full lending guide page 13 for full details
Standard	5 Year Fixed	75%	6.39%	0%	£30k	£2m	6.39%	5%/5%/5%/3%/3%	LMVFE75261687	
Standard	5 Year Fixed	75%	6.19%	1%	£30k	£2m	6.19%	5%/5%/5%/3%/3%	LMVFE75261688	
Standard	5 Year Fixed	75%	5.99%	2%	£30k	£2m	5.99%	5%/5%/5%/3%/3%	LMVFE75261689	
Standard	5 Year Fixed	75%	5.79%	3%	£30k	£2m	5.79%	5%/5%/5%/3%/3%	LMVFE75261690	
Standard	5 Year Fixed	75%	5.39%	5%	£30k	£2m	5.39%	5%/5%/5%/3%/3%	LMVFE75261691	

Premier

Like-for-like products for standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code
LIKE-FOR-LIKE - 2 YEAR FIXED RATE									
Standard	2 Year Fixed	75%	5.74%	2%	£30k	£2m	5.74%	2%/2%	LMVFB75261692
LIKE-FOR-LIKE - AVM - 2 YEAR TRACKER									
Standard	2 Year Tracker	75%	5.29% (1.54%+BBR)	1%	£60k	£562.5k	5.29%	n/a	LMVDB75261695
Standard	2 Year Tracker	75%	4.29% (0.54%+BBR)	3%	£60k	£562.5k	4.50%	n/a	LMVDB75261696
LIKE-FOR-LIKE - 2 YEAR TRACKER									
Standard	2 Year Tracker	75%	5.29% (1.54%+BBR)	1%	£30k	£1m	5.29%	n/a	LMVDB75261693
Standard	2 Year Tracker	75%	4.29% (0.54%+BBR)	3%	£30k	£1m	4.50%	n/a	LMVDB75261694

Exclusions/notes

Available for remortgages with no extra borrowing

Max exposure - £5M, please refer when over £2M

Applicants must individually own 75% or more of company shares

Any shareholder not on the application must be an immediate family member

Background LTV must not exceed 75% LTV

AVM products are subject to a £249 non-refundable administration fee

When an AVM is used, we reserve the right to instruct a full valuation, even if the AVM passes.

Please see full lending guide page 13 for full details

Premier

Remortgage products for standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
REMORTGAGE - 5 YEAR FIXED RATE WITH FREE VALUATION										Minimum property value is £150k Max exposure - £5M, please refer when over £2M Applicants must individually own 75% or more of company shares Any shareholder not on the application must be an immediate family member Background LTV must not exceed 75% LTV Please see full lending guide page 13 for full details
Standard	5 Year Fixed	75%	6.44%	0%	£100k	£1.125m	6.44%	5%/5%/5%/3%/3%	LMVFE75261716	
Standard	5 Year Fixed	75%	6.24%	1%	£100k	£1.125m	6.24%	5%/5%/5%/3%/3%	LMVFE75261717	
Standard	5 Year Fixed	75%	6.04%	2%	£100k	£1.125m	6.04%	5%/5%/5%/3%/3%	LMVFE75261718	
Standard	5 Year Fixed	75%	5.84%	3%	£100k	£1.125m	5.84%	5%/5%/5%/3%/3%	LMVFE75261719	
Standard	5 Year Fixed	75%	5.44%	5%	£100k	£1.125m	5.44%	5%/5%/5%/3%/3%	LMVFE75261720	

Premier

Remortgage products with assisted legals

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
REMORTGAGE - FREE VAL & ASSISTED LEGALS										Available to England & Wales properties only Max £1.2m property value Max 4 storeys in block Excludes new build properties Excludes newly built properties whose date of construction has taken place subsequently from the date of any registered charge on the C Register Excludes unencumbered properties Excludes title split Excludes unregistered titles
Standard	5 Year Fixed	75%	6.44%	£999	£30k	£100k	6.44%	5%/5%/5%/3%/3%	LMVFE75261710	
Standard	5 Year Fixed	75%	6.44%	£1,199	£100k	£250k	6.44%	5%/5%/5%/3%/3%	LMVFE75261706	
Standard	5 Year Fixed	75%	6.44%	£1,499	£250k	£500k	6.44%	5%/5%/5%/3%/3%	LMVFE75261707	
Standard	5 Year Fixed	75%	6.44%	£1,799	£500k	£650k	6.44%	5%/5%/5%/3%/3%	LMVFE75261708	
Standard	5 Year Fixed	75%	6.44%	£1,999	£650k	£750k	6.44%	5%/5%/5%/3%/3%	LMVFE75261709	

Premier

Remortgage cashback products

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
REMORTGAGE - FREE VAL & CASHBACK										Minimum property value is £100k Includes a £500 cashback paid the week after completion. Minimum property value is £150k Max exposure - £5M, please refer when over £2M Applicants must individually own 75% or more of company shares Any shareholder not on the application must be an immediate family member Background LTV must not exceed 75% LTV Please see full lending guide page 13 for full details
Standard	5 Year Fixed	75%	6.44%	£899	£30k	£150k	6.44%	5%/5%/5%/3%/3%	LMVFE75261715	
Standard	5 Year Fixed	75%	6.44%	£1,099	£150k	£300k	6.44%	5%/5%/5%/3%/3%	LMVFE75261711	
Standard	5 Year Fixed	75%	6.44%	£1,399	£300k	£500k	6.44%	5%/5%/5%/3%/3%	LMVFE75261712	
Standard	5 Year Fixed	75%	6.44%	£1,599	£500k	£700k	6.44%	5%/5%/5%/3%/3%	LMVFE75261713	
Standard	5 Year Fixed	75%	6.44%	£1,899	£700k	£1m	6.44%	5%/5%/5%/3%/3%	LMVFE75261714	

Premier

Remortgage AVM products

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code
REMORTGAGE AVM - 2 YEAR FIXED RATE									
Standard	2 Year Tracker	75%	5.29% (1.54%+BBR)	1%	£60k	£562.5k	7.29%	n/a	LMVDB75261700
Standard	2 Year Fixed	75%	6.24%	1%	£60k	£562.5k	8.24%	2%/2%	LMVFB75261697
Standard	2 Year Tracker	75%	4.29% (0.54%+BBR)	3%	£60k	£562.5k	6.29%	n/a	LMVDB75261701
Standard	2 Year Fixed	75%	5.24%	3%	£60k	£562.5k	7.24%	2%/2%	LMVFB75261698
Standard	2 Year Fixed	75%	4.24%	5%	£60k	£562.5k	6.24%	2%/2%	LMVFB75261699
REMORTGAGE AVM - 5 YEAR FIXED RATE - UP TO 75% LTV									
Standard	5 Year Fixed	75%	6.19%	1%	£60k	£562.5k	6.19%	5%/5%/5%/3%/3%	LMVFE75261702
Standard	5 Year Fixed	75%	5.99%	2%	£60k	£562.5k	5.99%	5%/5%/5%/3%/3%	LMVFE75261703
Standard	5 Year Fixed	75%	5.79%	3%	£60k	£562.5k	5.79%	5%/5%/5%/3%/3%	LMVFE75261704
Standard	5 Year Fixed	75%	5.39%	5%	£60k	£562.5k	5.39%	5%/5%/5%/3%/3%	LMVFE75261705

Exclusions/notes

All AVM products are subject to a £249 non-refundable administration fee

Max exposure - £5M, please refer when over £2M

Applicants must individually own 75% or more of company shares

Any shareholder not on the application must be an immediate family member

Background LTV must not exceed 75% LTV

Please see Premier AVM criteria here

When an AVM is used, we reserve the right to instruct a full valuation, even if the AVM passes.

Premier

Small HMO properties - up to 6 beds

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR TRACKER RATE - UP TO 75% LTV										Max exposure - £5M, please refer when over £2M Applicants must have 12 months landlord experience Any shareholder not on the application must be an immediate family member Background LTV must not exceed 75% LTV No first time landlords / no holiday lets Premier Small HMO products will be subject to valuation based on market value with vacant possession Please see full lending guide page 13 for full details
Small HMO	2 Year Tracker	75%	5.49% (1.74%+BBR)	1%	£30k	£1.5m	7.49%	n/a	LMHDB75261723	
Small HMO	2 Year Tracker	75%	4.49% (0.74%+BBR)	3%	£30k	£1.5m	6.49%	n/a	LMHDB75261724	
2 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	2 Year Fixed	75%	6.39%	1%	£30k	£2m	8.39%	2%/2%	LMHFB75261721	
Small HMO	2 Year Fixed	75%	5.39%	3%	£30k	£2m	7.39%	2%/2%	LMHFB75261722	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	5 Year Fixed	75%	6.39%	1%	£30k	£2m	6.39%	5%/5%/5%/3%/3%	LMHFE75261725	
Small HMO	5 Year Fixed	75%	5.99%	3%	£30k	£2m	5.99%	5%/5%/5%/3%/3%	LMHFE75261726	
Small HMO	5 Year Fixed	75%	5.59%	5%	£30k	£2m	5.59%	5%/5%/5%/3%/3%	LMHFE75261727	

Core

AVM standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR FIXED RATE - UP TO 75% LTV										All AVM products are subject to a £249 non-refundable administration fee Max property value up to £750k Includes blocks of up to 6 storeys When an AVM is used, we reserve the right to instruct a full valuation, even if the AVM passes. For AVM ICR rules, please see ICR rules page All fixed rates revert to 3.49%+BBR
Standard	2 Year Fixed	75%	6.24%	2%	£75k	£562.5k	8.24%	2%/2%	LMVFB75261667	
Standard	2 Year Fixed	75%	5.74%	3%	£75k	£562.5k	7.74%	2%/2%	LMVFB75261668	
Standard	2 Year Fixed	75%	4.74%	5%	£75k	£562.5k	6.74%	2%/2%	LMVFB75261669	
5 YEAR FIXED RATE - UP TO 75% LTV										
Standard	5 Year Fixed	75%	6.44%	2%	£75k	£562.5k	6.44%	5%/5%/5%/3%/3%	LMVFE75261670	
Standard	5 Year Fixed	75%	6.24%	3%	£75k	£562.5k	6.24%	5%/5%/5%/3%/3%	LMVFE75261671	
Standard	5 Year Fixed	75%	5.84%	5%	£75k	£562.5k	5.84%	5%/5%/5%/3%/3%	LMVFE75261672	
Standard	5 Year Fixed	75%	5.64%	6%	£75k	£562.5k	5.64%	5%/5%/5%/3%/3%	LMVFE75261673	

Core

Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR FIXED RATE - UP TO 75% LTV										Max exposure - £5M, please refer when over £2M Background LTV must not exceed 75% LTV Please see full lending guide page 13 for full details
Standard	2 Year Fixed	75%	6.24%	2%	£30k	£1.5m	8.24%	2%/2%	LMVFB75261659	
Standard	2 Year Fixed	75%	5.74%	3%	£30k	£1.5m	7.74%	2%/2%	LMVFB75261660	
Standard	2 Year Fixed	75%	4.74%	5%	£30k	£1.5m	6.74%	2%/2%	LMVFB75261661	
2 YEAR FIXED RATE - UP TO 80% LTV										
Standard	2 Year Fixed	80%	6.29%	3%	£75k	£750k	8.29%	2%/2%	LMVFB80261521	

Core

Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
5 YEAR FIXED RATE - UP TO 75% LTV										Max exposure - £5M, please refer when over £2M Background LTV must not exceed 75% LTV Please see full lending guide page 13 for full details
Standard	5 Year Fixed	75%	6.44%	£1,499	£30k	£75k	6.44%	5%/5%/5%/3%/3%	LMVFE75261666	
Standard	5 Year Fixed	75%	6.44%	2%	£75k	£2m	6.44%	5%/5%/5%/3%/3%	LMVFE75261662	
Standard	5 Year Fixed	75%	6.24%	3%	£75k	£2m	6.24%	5%/5%/5%/3%/3%	LMVFE75261663	
Standard	5 Year Fixed	75%	5.84%	5%	£75k	£2m	5.84%	5%/5%/5%/3%/3%	LMVFE75261664	
Standard	5 Year Fixed	75%	5.64%	6%	£75k	£2m	5.64%	5%/5%/5%/3%/3%	LMVFE75261665	
5 YEAR FIXED RATE - UP TO 80% LTV										
Standard	5 Year Fixed	80%	6.69%	3%	£75k	£750k	6.69%	5%/5%/5%/3%/3%	LMVFE80261526	

Core

Standard properties and Like-for-like products

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR TRACKER										The current BBR is 3.75% Tracker products are stressed at either 5.5% or rate +2%, whichever is greater. Rates will revert to 3.49%+BBR after the two year discounted period ends. We will recalculate affordability should there be a change to BBR. Bank Rate will be deemed not to go below a floor of 0.10% even if the BBR falls below this.
Standard	2 Year Tracker	65%	5.09% (1.34%+BBR)	3%	£30k	£1m	7.09%	n/a	LMVDB65261497	
Standard	2 Year Tracker	65%	4.04% (0.29%+BBR)	5%	£30k	£1m	6.04%	n/a	LMVDB65261498	
Standard	2 Year Tracker	75%	5.29% (1.54%+BBR)	3%	£30k	£1m	7.29%	n/a	LMVDB75261499	
Standard	2 Year Tracker	75%	4.24% (0.49%+BBR)	5%	£30k	£1m	6.24%	n/a	LMVDB75261500	
LIKE-FOR-LIKE - 2 YEAR TRACKER										Available for remortgages with no extra borrowing
Standard	2 Year Tracker	75%	5.29% (1.54%+BBR)	3%	£30k	£1m	5.29%	n/a	LMVDB75261501	

Core

Standard properties - Tier 2

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR FIXED RATE - UP TO 75% LTV										See here for details on Tier 2 lending criteria
Standard	2 Year Fixed	75%	6.49%	2%	£30k	£1m	8.49%	2%/2%	LMVFB75261519	
Standard	2 Year Fixed	75%	5.99%	3%	£30k	£1m	7.99%	2%/2%	LMVFB75261520	
5 YEAR FIXED RATE - UP TO 75% LTV										
Standard	5 Year Fixed	75%	6.69%	£1,499	£30k	£75k	6.69%	5%/5%/5%/3%/3%	LMVFE75261525	
Standard	5 Year Fixed	75%	6.69%	2%	£75k	£1.5m	6.69%	5%/5%/5%/3%/3%	LMVFE75261522	
Standard	5 Year Fixed	75%	6.49%	3%	£75k	£1.5m	6.49%	5%/5%/5%/3%/3%	LMVFE75261523	
Standard	5 Year Fixed	75%	6.09%	5%	£75k	£1.5m	6.09%	5%/5%/5%/3%/3%	LMVFE75261524	

Specialist

Small HMO properties - up to 6 beds

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR FIXED RATE - UP TO 65% LTV										12 months landlord experience required - please see first-time landlord HMO/MUFB products if experience is less than 12 months All fixed rates revert to 3.49%+BBR.
Small HMO	2 Year Fixed	65%	5.84%	3%	£75k	£2m	7.84%	2%/2%	LMHFB65261577	
2 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	2 Year Fixed	75%	5.99%	3%	£75k	£2m	7.99%	2%/2%	LMHFB75261578	
Small HMO	2 Year Fixed	75%	4.99%	5%	£75k	£2m	6.99%	2%/2%	LMHFB75261580	
5 YEAR FIXED RATE - UP TO 65% LTV										
Small HMO	5 Year Fixed	65%	6.29%	3%	£75k	£2m	6.29%	5%/5%/5%/3%/3%	LMHFE65261582	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	5 Year Fixed	75%	6.39%	3%	£75k	£2m	6.39%	5%/5%/5%/3%/3%	LMHFE75261583	
Small HMO	5 Year Fixed	75%	5.99%	5%	£75k	£2m	5.99%	5%/5%/5%/3%/3%	LMHFE75261585	
5 YEAR FIXED RATE - UP TO 80% LTV										
Small HMO	5 Year Fixed	80%	6.89%	3%	£75k	£750k	6.89%	5%/5%/5%/3%/3%	LMHFE80261587	
2 YEAR TRACKER - UP TO 75% LTV										
Small HMO	2 Year Tracker	75%	5.29% (1.54%+BBR)	3%	£75k	£2m	7.29%	n/a	LMHDB75261517	

Specialist

Small MUFB properties - up to 6 units

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
2 YEAR FIXED RATE - UP TO 65% LTV										12 months landlord experience required - please see first-time landlord HMO/MUFB products if experience is less than 12 months All fixed rates revert to 3.49%+BBR.
Small MUFB	2 Year Fixed	65%	5.84%	3%	£75k	£1.5m	7.84%	2%/2%	LMHFB65261588	
2 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	2 Year Fixed	75%	5.99%	3%	£75k	£1.5m	7.99%	2%/2%	LMHFB75261589	
Small MUFB	2 Year Fixed	75%	4.99%	5%	£75k	£1.5m	6.99%	2%/2%	LMHFB75261591	
5 YEAR FIXED RATE - UP TO 65% LTV										
Small MUFB	5 Year Fixed	65%	6.29%	3%	£75k	£1.5m	6.29%	5%/5%/5%/3%/3%	LMHFE65261593	
5 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	5 Year Fixed	75%	6.39%	3%	£75k	£1.5m	6.39%	5%/5%/5%/3%/3%	LMHFE75261594	
Small MUFB	5 Year Fixed	75%	5.99%	5%	£75k	£1.5m	5.99%	5%/5%/5%/3%/3%	LMHFE75261596	
2 YEAR TRACKER - UP TO 75% LTV										
Small MUFB	2 Year Tracker	75%	5.29% (1.54%+BBR)	3%	£75k	£1.5m	7.29%	n/a	LMHDB75261518	

Specialist

Large HMO and MUFB properties - up to 12 beds/units

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
UP TO 75% LTV										12 months landlord experience required - please see first-time landlord HMO/MUFB products if experience is less than 12 months
Large HMO	2 Year Fixed	75%	6.49%	3%	£100k	£1.5m	8.49%	2%/2%	LMHFB7526534	
Large HMO	5 Year Fixed	75%	6.59%	3%	£100k	£1.5m	6.59%	5%/5%/5%/3%/3%	LMHFE7526535	
UP TO 75% LTV										
Large MUFB	2 Year Fixed	75%	6.49%	3%	£100k	£1.5m	8.49%	2%/2%	LMHFB7526536	
Large MUFB	5 Year Fixed	75%	6.59%	3%	£100k	£1.5m	6.59%	5%/5%/5%/3%/3%	LMHFE7526537	

Specialist

Small HMO and MUFB properties for first-time landlords

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL HMO										
Small HMO	2 Year Fixed	75%	6.04%	3%	£75k	£1m	8.04%	2%/2%	LMHFB75261565	
Small HMO	5 Year Fixed	75%	6.59%	3%	£75k	£1m	6.59%	5%/5%/5%/3%/3%	LMHFE75261567	
Small HMO	2 Year Fixed	75%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LMHFB75261566	
Small HMO	5 Year Fixed	75%	6.19%	5%	£75k	£1m	6.19%	5%/5%/5%/3%/3%	LMHFE75261568	
SMALL MUFB										
Small MUFB	2 Year Fixed	75%	6.04%	3%	£75k	£1m	8.04%	2%/2%	LMHFB75261569	
Small MUFB	5 Year Fixed	75%	6.59%	3%	£75k	£1m	6.59%	5%/5%/5%/3%/3%	LMHFE75261571	
Small MUFB	2 Year Fixed	75%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LMHFB75261570	
Small MUFB	5 Year Fixed	75%	6.19%	5%	£75k	£1m	6.19%	5%/5%/5%/3%/3%	LMHFE75261572	

Specialist

Small HMO and MUFB properties - Tier 2

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL HMO										First time landlords are not accepted
Small HMO	2 Year Fixed	75%	6.19%	3%	£75k	£1.5m	8.19%	2%/2%	LMHFB75261579	
Small HMO	5 Year Fixed	75%	6.69%	3%	£75k	£1.5m	6.69%	5%/5%/5%/3%/3%	LMHFE75261584	
Small HMO	2 Year Fixed	75%	5.19%	5%	£75k	£1.5m	7.19%	2%/2%	LMHFB75261581	
Small HMO	5 Year Fixed	75%	6.29%	5%	£75k	£1.5m	6.29%	5%/5%/5%/3%/3%	LMHFE75261586	
SMALL MUFB										
Small MUFB	2 Year Fixed	75%	6.19%	3%	£75k	£1.5m	8.19%	2%/2%	LMHFB75261590	
Small MUFB	5 Year Fixed	75%	6.69%	3%	£75k	£1.5m	6.69%	5%/5%/5%/3%/3%	LMHFE75261595	
Small MUFB	2 Year Fixed	75%	5.19%	5%	£75k	£1.5m	7.19%	2%/2%	LMHFB75261592	
Small MUFB	5 Year Fixed	75%	6.29%	5%	£75k	£1.5m	6.29%	5%/5%/5%/3%/3%	LMHFE75261597	

Specialist

Standard, HMO and MUFB properties for Trading Limited Companies

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD										First-time landlords accepted 12 months landlord experience required - please see first-time landlord HMO/MUFB products if experience is less than 12 months
Standard	2 Year Fixed	75%	6.09%	3%	£75k	£1m	8.09%	2%/2%	LMVFB75261598	
Standard	5 Year Fixed	75%	6.54%	3%	£75k	£1m	6.54%	5%/5%/5%/3%/3%	LMVFE75261600	
Standard	2 Year Fixed	75%	5.09%	5%	£75k	£1m	7.09%	2%/2%	LMVFB75261599	
Standard	5 Year Fixed	75%	6.14%	5%	£75k	£1m	6.14%	5%/5%/5%/3%/3%	LMVFE75261601	
SMALL HMO										
Small HMO	2 Year Fixed	75%	6.19%	3%	£75k	£1m	8.19%	2%/2%	LMHFB75261602	
Small HMO	5 Year Fixed	75%	6.64%	3%	£75k	£1m	6.64%	5%/5%/5%/3%/3%	LMHFE75261603	
SMALL MUFB										
Small MUFB	2 Year Fixed	75%	6.19%	3%	£75k	£1m	8.19%	2%/2%	LMHFB75261604	
Small MUFB	5 Year Fixed	75%	6.64%	3%	£75k	£1m	6.64%	5%/5%/5%/3%/3%	LMHFE75261605	

Specialist

Properties for holiday lets

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD - 2 YEAR FIXED RATE										Calculation of affordability will be assessed on single AST standard occupation basis Max lending 5 properties First-time landlords are not accepted Landlords must have at least 12 months landlord experience For full product criteria please see here
Standard	2 Year Fixed	75%	6.04%	3%	£100k	£1m	8.04%	2%/2%	LMVFB75261674	
Standard	2 Year Fixed	75%	5.04%	5%	£100k	£1m	7.04%	2%/2%	LMVFB75261675	
STANDARD - 5 YEAR FIXED RATE										
Standard	5 Year Fixed	75%	6.59%	3%	£100k	£1m	6.59%	5%/5%/5%/3%/3%	LMVFE75261676	
Standard	5 Year Fixed	75%	6.19%	5%	£100k	£1m	6.19%	5%/5%/5%/3%/3%	LMVFE75261677	
SMALL MUFB - 2 YEAR FIXED RATE - UP TO 6 UNITS										
Small MUFB	2 Year Fixed	75%	6.29%	3%	£100k	£1m	8.29%	2%/2%	LMHFB75261573	
Small MUFB	2 Year Fixed	75%	5.29%	5%	£100k	£1m	7.29%	2%/2%	LMHFB75261574	
SMALL MUFB - 5 YEAR FIXED RATE - UP TO 6 UNITS										
Small MUFB	5 Year Fixed	75%	6.69%	3%	£100k	£1m	6.69%	5%/5%/5%/3%/3%	LMHFE75261575	
Small MUFB	5 Year Fixed	75%	6.29%	5%	£100k	£1m	6.29%	5%/5%/5%/3%/3%	LMHFE75261576	

ICR and stress rate rules

			PRODUCT RANGE	
Product type	**Borrowing requirements**	**Stress rate**	**Premier**	**Core / Specialist**
2 Year Fixed / Tracker	Product transfer with **no additional borrowing**	Pay rate	4.50%	n/a
2 Year Fixed / Tracker	Product transfer with **additional borrowing**	Pay rate + 2%	5.50%	5.50%
2 Year Fixed / Tracker	Like for Like remortgage range	Pay rate	4.50%	n/a
2 Year Fixed / Tracker	New purchases (and remortgages not covered above)	Pay rate + 2%	5.50%	5.50%

	Premier Standard	**Premier AVM Premier Small HMO**	**Core Standard Core AVM (up to 70% LTV)**	**Core AVM (up to 75% LTV)**	**Specialist HMO/ MUFB**	**First time landlord HMO/ MUFB**
Individual - Basic rate taxpayer	125%	130%	125%	130%	125%	135%
Individual - Higher rate taxpayer	145%	145%	140%	140%	140%	140%
Limited Company/LLP	125%	130%	125%	130%	125%	135%

Where the application meets more than one of the above stress rates, the higher stress rate will apply. The underlying affordability of the background portfolio for an application will be considered against a minimum underlying ICR rate of 125% @ 5.00%.

If any applicant on an application is a high rate taxpayer, the higher rate margin applies.

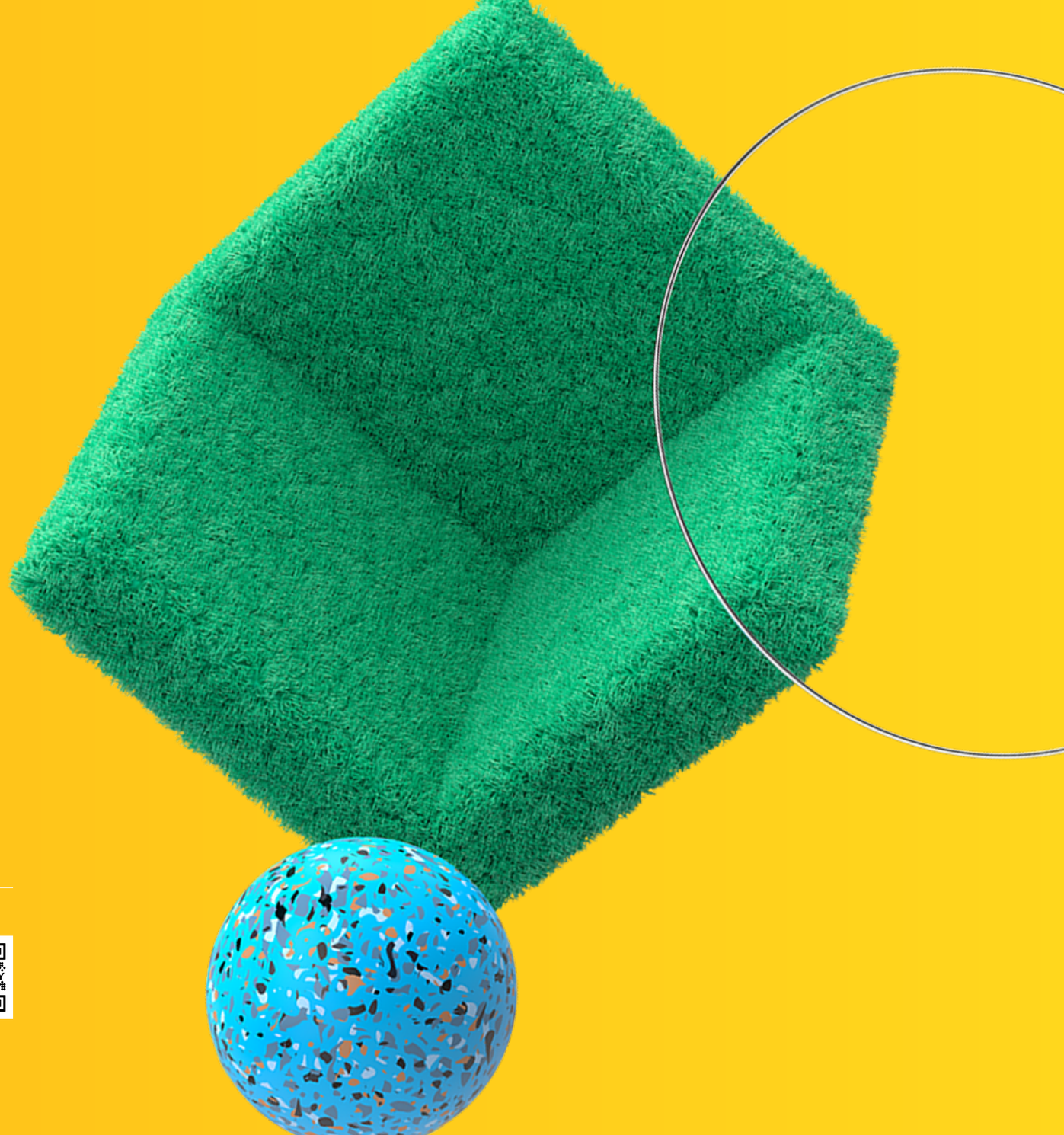
All mortgage applications are subject to regional risk limits. Please note the administration fee is non-refundable. For HMO properties with 10+ rooms a quote will be required. Please contact us for more information.

Please be aware that all applications must **reach offer within 50 days** from full submission. If an offer is not made by this time, a new product will need to be selected, which could affect the loan size, rate and criteria. All mortgage offers are **valid for 90 days**.

Valuation fees

All applications that require a valuation, are subject to a £199 non-refundable administration fee.

Property value	Standard properties	Small HMO	Large HMO/MUFB
Up to - £150,000	£250	£750	£1200
£ 150,001 - £200,000	£285	£750	£1200
£ 200,001 - £250,000	£315	£750	£1200
£ 250,001 - £300,000	£370	£750	£1300
£ 300,001 - £400,000	£430	£750	£1350
£ 400,001 - £500,000	£490	£900	£1500
£ 500,001 - £600,000	£555	£925	£1600
£ 600,001 - £700,000	£610	£1000	£1700
£ 700,001 - £800,000	£695	£1075	£1825
£ 800,001 - £900,000	£760	£1125	£1950
£ 900,001 - £1,000,000	£860	£1200	£2150
£1,000,001 - £1,200,000	£975	£1275	£2350
£1,200,001 - £1,250,000	£1145	£1350	£2350
£1,250,001 - £1,400,000	£1145	£1350	£2425
£1,400,001 - £1,500,000	£1305	£1600	£2425
£1,500,001 - £1,600,000	£1305	£1600	£2500
£1,600,001 - £1,750,000	£1540	£1850	£2500
£1,750,001 - £1,800,000	£1540	£1850	£2575
£1,800,001 - £2,000,000	£1820	£2150	£2575
£2,000,001 - £2,500,000	Quote	Quote	£3250
£2,500,000+	Quote	Quote	Quote



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