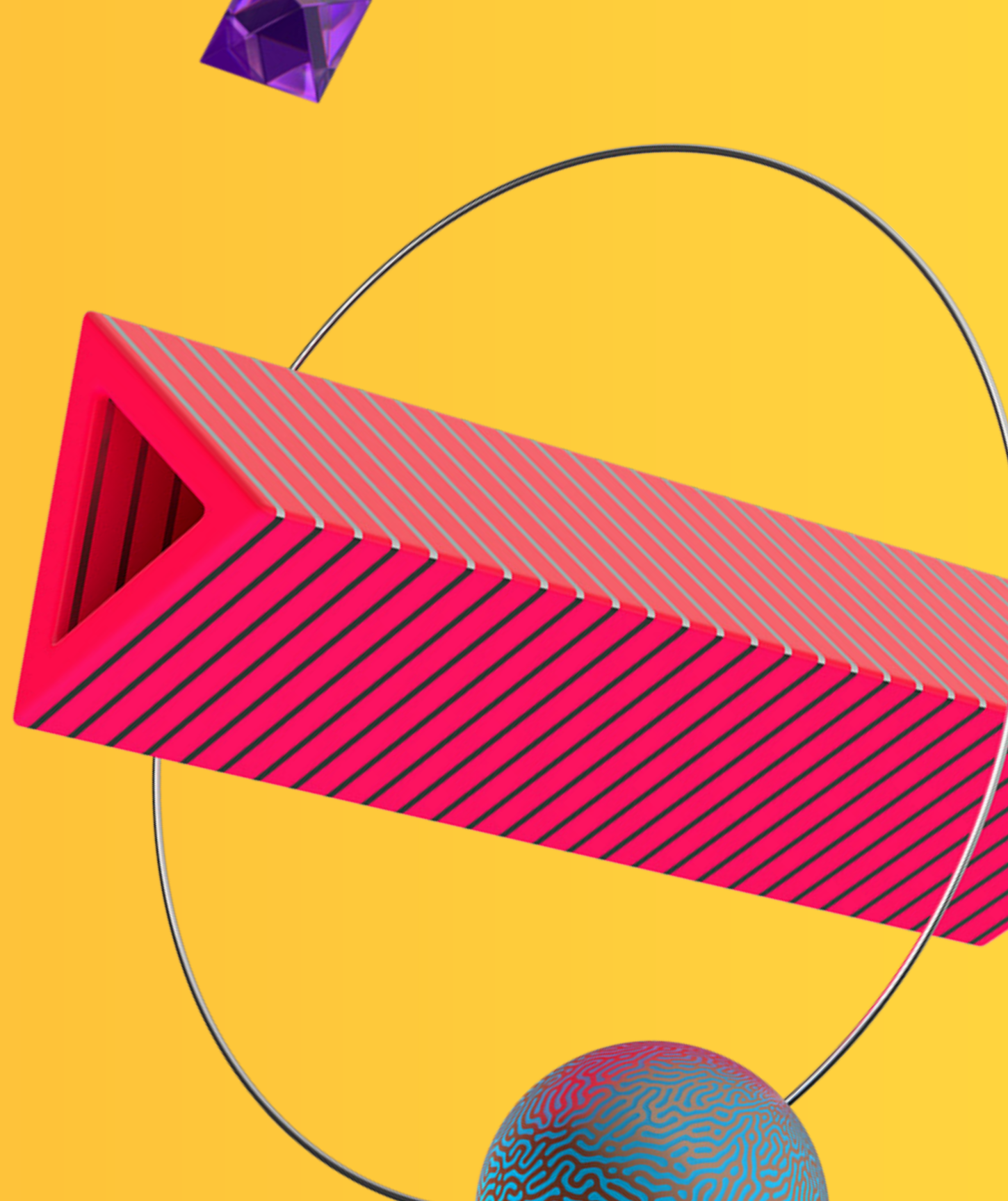


LANDBAY

Product Guide

13 APRIL 2024 | LBPG13042024

FOR INTERMEDIARY USE ONLY



Welcome to Landbay

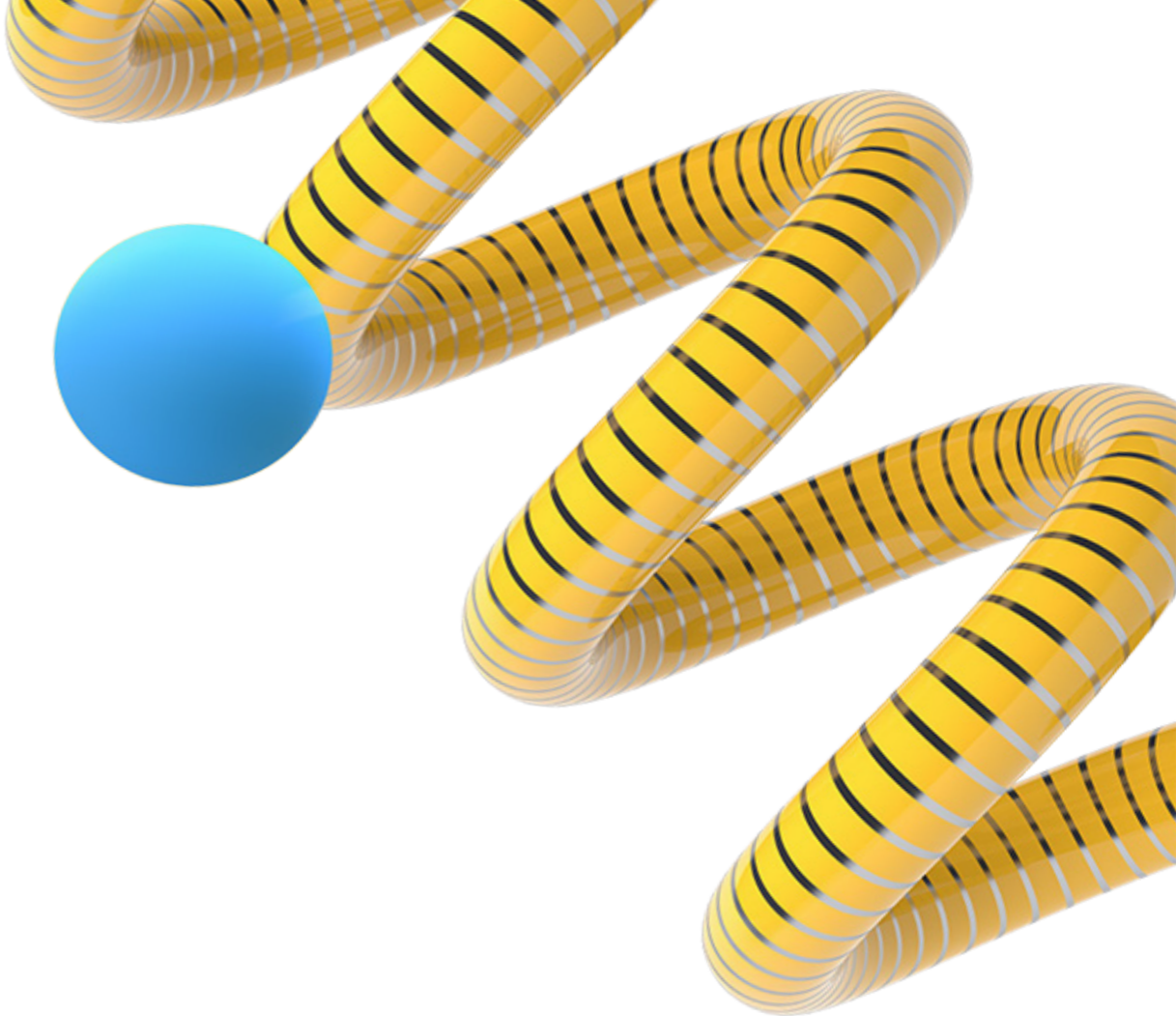
Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- Experts at the end of the line
- Fast decisions you can count on
- Smart technology designed for you



- HMO and MUFBs (up to 12 beds)
- Term trackers (no ERC)
- SPV, LLP & trading Limited Companies



AVM products

Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard Property AVM	5 Year Fixed	70%	5.79%	£1,299	£30k	£64,999	5.79%	5%/5%/5%/3%/3%	LVFE7024335	Free valuation Available to individuals and limited companies (SPVs)
Standard Property AVM	5 Year Fixed	70%	6.19%	0%	£65k	£525k	6.19%	5%/5%/5%/3%/3%	LVFE7024329	
Standard Property AVM	5 Year Fixed	70%	5.79%	2%	£65k	£525k	5.79%	5%/5%/5%/3%/3%	LVFE7024330	
Standard Property AVM	5 Year Fixed	70%	5.59%	3%	£65k	£525k	5.59%	5%/5%/5%/3%/3%	LVFE7024333	
Standard Property AVM	5 Year Fixed	70%	5.39%	4%	£65k	£525k	5.39%	5%/5%/5%/3%/3%	LVFE7024334	
Standard Property AVM	5 Year Fixed	70%	5.19%	5%	£65k	£525k	5.19%	5%/5%/5%/3%/3%	LVFE7024337	
Standard Property AVM	5 Year Fixed	70%	4.99%	6%	£65k	£525k	4.99%	5%/5%/5%/3%/3%	LVFE7024332	
Standard Property AVM	5 Year Fixed	70%	4.79%	7%	£65k	£525k	4.79%	5%/5%/5%/3%/3%	LVFE7024336	

Max property value up to £750k

Includes blocks of up to 6 storeys

Excludes HMOs and MUFBs

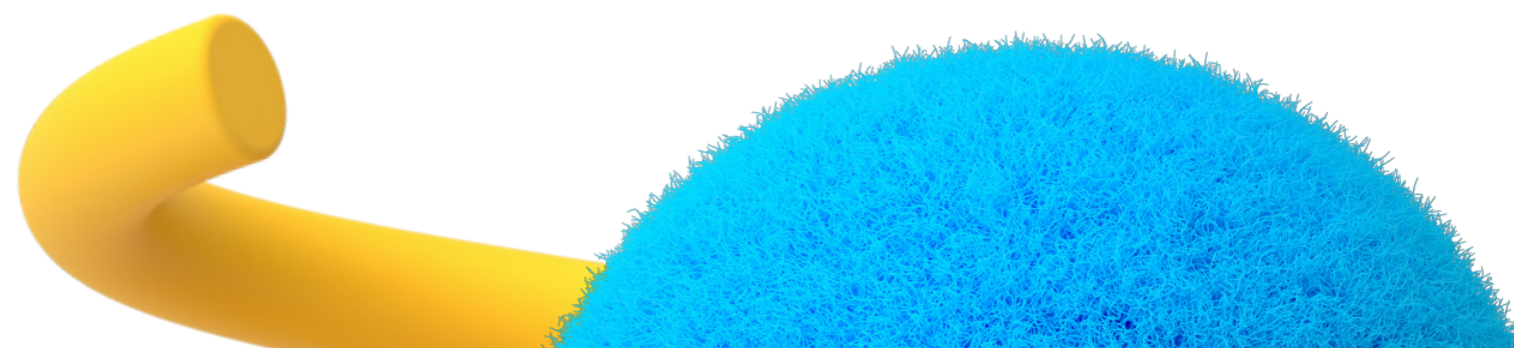
Excludes new builds

Excludes trading companies

Excludes self-built/developed properties

Lease must be greater than 85 years

All fixed rates revert to 3.49%+BBR.



Like-for-like

Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 65% LTV										No increased borrowing permitted. Properties above/adjacent. commercial property - max LTV 70%. New builds - max LTV 60%. Max property value - £3m. Max new build property value - £1.5m.
Standard	2 Year Fixed	65%	4.64%	5%	£30k	£1.5m	5.64%	2%/2%	LVFB6524340	
STANDARD PROPERTIES - UP TO 70% LTV										No listed buildings or converted office buildings. No adjoining properties sharing party wall. Min lease of 85 years at completion. Regional restrictions may apply - refer. The current BBR is 5.25%.
Standard	2 Year Fixed	70%	5.49%	4%	£30k	£1m	6.49%	2%/2%	LVFB7024342	
Standard	2 Year Fixed	70%	4.94%	5%	£30k	£1m	5.94%	2%/2%	LVFB7024296	
Standard	2 Year Fixed	70%	4.34%	6%	£30k	£1m	5.50%	2%/2%	LVFB7024297	

Like for Like 2 year products are stressed at either 5.5% or rate +1%, whichever is greater.

All fixed rates revert to 3.49%+BBR.

Bank Rate will be deemed not to go below a floor of 0.10% even if the BBR falls below this.



Core product range

Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 55% LTV										<ul style="list-style-type: none"> • Properties above/adjacent commercial property - max LTV 70% • New builds - max LTV 60% • Max property value - £3m • Max new build property value - £1.5m • No listed buildings or converted office buildings • No adjoining properties sharing party wall • Min lease of 85 years at completion • Regional restrictions may apply - refer
Standard	2 Year Fixed	55%	4.35%	5%	£30k	£1.5m	6.54%	2%/2%	LVFB5524341	
STANDARD PROPERTIES - UP TO 65% LTV										
Standard	2 Year Fixed	65%	5.84%	3%	£30k	£1.5m	7.84%	2%/2%	LVFB6524339	
Standard	2 Year Fixed	65%	4.64%	5%	£30k	£1.5m	6.64%	2%/2%	LVFB6524338	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.99%	3%	£30k	£1m	7.99%	2%/2%	LVFB7524344	
Standard	2 Year Fixed	75%	5.49%	4%	£30k	£1m	7.49%	2%/2%	LVFB7524343	
Standard	2 Year Fixed	75%	4.94%	5%	£30k	£1m	6.94%	2%/2%	LVFB7524298	
Standard	2 Year Fixed	75%	4.34%	6%	£30k	£1m	6.34%	2%/2%	LVFB7524299	

All fixed rates revert to 3.49%+BBR.

Core product range

Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 55% LTV										Trading companies are not accepted.
Standard	5 Year Fixed	55%	5.39%	3%	£100k	£1.5m	5.39%	5%/5%/5%/3%/3%	LVFE5524284	
Standard Large Loan	5 Year Fixed	55%	5.39%	3%	£1.5m	£2m	5.39%	5%/5%/5%/3%/3%	LVFE5524279	
Standard	5 Year Fixed	55%	5.19%	4%	£100k	£1.5m	5.19%	5%/5%/5%/3%/3%	LVFE5524283	
Standard Large Loan	5 Year Fixed	55%	5.19%	4%	£1.5m	£2m	5.19%	5%/5%/5%/3%/3%	LVFE5524280	
Standard	5 Year Fixed	55%	4.99%	5%	£100k	£1.5m	4.99%	5%/5%/5%/3%/3%	LVFE5524286	
Standard Large Loan	5 Year Fixed	55%	4.99%	5%	£1.5m	£2m	4.99%	5%/5%/5%/3%/3%	LVFE5524282	
Standard	5 Year Fixed	55%	4.79%	6%	£100k	£1.5m	4.79%	5%/5%/5%/3%/3%	LVFE5524285	
Standard Large Loan	5 Year Fixed	55%	4.79%	6%	£1.5m	£2m	4.79%	5%/5%/5%/3%/3%	LVFE5524281	
STANDARD PROPERTIES - UP TO 65% LTV										
Standard	5 Year Fixed	65%	5.14%	5%	£100k	£1.5m	5.14%	5%/5%/5%/3%/3%	LVFE6524308	
Standard	5 Year Fixed	65%	4.94%	6%	£100k	£1.5m	4.94%	5%/5%/5%/3%/3%	LVFE6524307	
STANDARD PROPERTIES - UP TO 70% LTV										
Standard	5 Year Fixed	70%	4.74%	7%	£65k	£1m	4.74%	5%/5%/5%/3%/3%	LVFE7024306	
Standard	5 Year Fixed	70%	4.79%	7%	£1m	£1.5m	4.79%	5%/5%/5%/3%/3%	LVFE7024313	

All fixed rates revert to 3.49%+BBR.



Core product range

Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	5 Year Fixed	75%	5.79%	£1,299	£30k	£64,999	5.79%	5%/5%/5%/3%/3%	LVFE7524331	Trading companies are not accepted.
Standard	5 Year Fixed	75%	6.19%	0%	£65K	£1m	6.19%	5%/5%/5%/3%/3%	LVFE7524319	
Standard	5 Year Fixed	75%	5.79%	2%	£65K	£1m	5.79%	5%/5%/5%/3%/3%	LVFE7524317	
Standard Large Loan	5 Year Fixed	75%	5.79%	2%	£1m	£1.5m	5.79%	5%/5%/5%/3%/3%	LVFE7524311	
Standard	5 Year Fixed	75%	5.59%	3%	£65K	£1m	5.59%	5%/5%/5%/3%/3%	LVFE7524316	
Standard Large Loan	5 Year Fixed	75%	6.39%	3%	£1m	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE7524271	
Standard	5 Year Fixed	75%	5.39%	4%	£65K	£1m	5.39%	5%/5%/5%/3%/3%	LVFE7524315	
Standard Large Loan	5 Year Fixed	75%	5.39%	4%	£1.5m	£1.5m	5.39%	5%/5%/5%/3%/3%	LVFE7524312	
Standard	5 Year Fixed	75%	5.19%	5%	£65K	£1m	5.19%	5%/5%/5%/3%/3%	LVFE7524320	
Standard Large Loan	5 Year Fixed	75%	5.19%	5%	£1m	£1.5m	5.19%	5%/5%/5%/3%/3%	LVFE7524314	
Standard	5 Year Fixed	75%	4.99%	6%	£65K	£1m	4.99%	5%/5%/5%/3%/3%	LVFE7524318	
Standard Large Loan	5 Year Fixed	75%	4.99%	6%	£65K	£1.5m	4.99%	5%/5%/5%/3%/3%	LVFE7524310	
STANDARD PROPERTIES - UP TO 80% LTV										
Standard	5 Year Fixed	80%	6.49%	0%	£75k	£500k	6.49%	5%/5%/5%/3%/3%	LVFE8024278	<ul style="list-style-type: none"> • Properties above/adjacent commercial • New build properties • Ex local authority properties • At least one applicant must hold more than 12 months of experience

All fixed rates revert to 3.49%+BBR.



Core product range

Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL HMO - 2 YEAR FIXED RATE - UP TO 65% LTV										
Small HMO	2 Year Fixed	65%	4.84%	5%	£75k	£1.5m	6.84%	2%/2%	LHFB6524351	First-time landlords are not accepted New build properties accepted Up to 6 beds/units
SMALL HMO - 2 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	2 Year Fixed	75%	6.09%	3%	£75k	£1m	8.09%	2%/2%	LHFB7524352	
Small HMO	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB7524300	
Small HMO	2 Year Fixed	75%	4.44%	6%	£75k	£1m	6.44%	2%/2%	LHFB7524348	
SMALL HMO - 5 YEAR FIXED RATE - UP TO 65% LTV										
Small HMO	5 Year Fixed	65%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE6524325	
Small HMO	5 Year Fixed	65%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE6524326	
Small HMO	5 Year Fixed	65%	5.09%	6%	£75k	£1m	5.09%	5%/5%/5%/3%/3%	LHFE6524321	

All fixed rates revert to 3.49%+BBR.

Core product range

Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL HMO - 5 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE7524324	First-time landlords are not accepted New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7524292	
Small HMO	5 Year Fixed	75%	5.19%	6%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LHFE7524291	
SMALL HMO - 5 YEAR FIXED RATE - UP TO 80% LTV										
Small HMO	5 Year Fixed	80%	6.69%	0%	£75k	£500k	6.69%	5%/5%/5%/3%/3%	LHFE8024277	First-time landlords are not accepted Up to 6 beds/units
LARGE HOUSES IN MULTIPLE OCCUPATION										
Large HMO	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231313	First-time landlords are not accepted New build properties accepted Up to 12 beds/units
Large HMO	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE6524268	
Large HMO	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE75231309	
FIRST-TIME LANDLORDS										
Small HMO	2 Year Fixed	75%	5.09%	5%	£75k	£1m	7.09%	2%/2%	LHFB7524346	First-time landlords are not accepted New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524301	

All fixed rates revert to 3.49%+BBR.

Core product range

Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL MUFB - 2 YEAR FIXED RATE - UP TO 65% LTV										First-time landlords are not accepted New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	65%	4.84%	5%	£75k	£1.5m	6.84%	2%/2%	LHFB6524349	
SMALL MUFB - 2 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	2 Year Fixed	75%	6.09%	3%	£75k	£1m	8.09%	2%/2%	LHFB7524347	
Small MUFB	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB7524295	
Small MUFB	2 Year Fixed	75%	4.44%	6%	£75k	£1m	6.44%	2%/2%	LHFB7524350	
SMALL MUFB - 5 YEAR FIXED RATE - UP TO 65% LTV										
Small MUFB	5 Year Fixed	65%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE6524323	
Small MUFB	5 Year Fixed	65%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE6524327	
Small MUFB	5 Year Fixed	65%	5.09%	6%	£75k	£1m	5.09%	5%/5%/5%/3%/3%	LHFE6524322	

All fixed rates revert to 3.49%+BBR.

Core product range

Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL MUFB - 5 YEAR FIXED RATE - UP TO 75% LTV										First-time landlords are not accepted New build properties accepted Up to 6 beds/unit
Small MUFB	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE7524328	
Small MUFB	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7524294	
Small MUFB	5 Year Fixed	75%	5.19%	6%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LHFE7524293	
LARGE MULTI-UNIT FREEHOLD BLOCK										First-time landlords are not accepted New build properties accepted Up to 12 beds/units
Large MUFB	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231314	
Large MUFB	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE6524270	
Large MUFB	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE7524269	
FIRST-TIME LANDLORDS										First-time landlords are not accepted New build properties accepted Up to 6 beds/unit
Small MUFB	2 Year Fixed	75%	5.09%	5%	£75k	£1m	7.09%	2%/2%	LHFB7524345	
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524303	

All fixed rates revert to 3.49%+BBR.

Core product range

Trading limited companies

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LVFB7524272	Trading companies only New build properties accepted No first-time landlords Small HMO/MUFB Up to 6 beds/units
Standard	5 Year Fixed	75%	5.44%	5%	£75k	£1m	5.44%	5%/5%/5%/3%/3%	LVFE7524305	
Small HMO	2 Year Fixed	75%	5.24%	5%	£75k	£1m	7.24%	2%/2%	LHFB7524274	
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524302	
Small MUFB	2 Year Fixed	75%	5.24%	5%	£75k	£1m	7.24%	2%/2%	LHFB7524273	
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524304	

All fixed rates revert to 3.49%+BBR.



Core product range

2 year tracker

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
STANDARD PROPERTIES											
Standard	2 year tracker	65%	6.59% (1.34%+BBR)	3%	£75k	£1m	8.59%	n/a	LVDB6524259	New build properties accepted The current BBR is 5.25%.	
Standard	2 year tracker	65%	5.49% (0.24%+BBR)	5%	£75k	£1m	7.49%	n/a	LVDB6524260		
Standard	2 year tracker	75%	6.84% (1.59%+BBR)	3%	£30k	£1m	8.84%	n/a	LVDB7524276		
Standard	2 year tracker	75%	5.74% (0.49%+BBR)	5%	£30k	£1m	7.84%	n/a	LVDB7524275		
SMALL HMO - UP TO 6 BEDS											
Small HMO	2 year tracker	75%	6.84% (1.59% + BBR)	3%	£75k	£1m	8.84%	n/a	LHDB7524257		
Small HMO	2 year tracker	75%	5.74% (0.49% + BBR)	5%	£75k	£1m	7.74%	n/a	LHDB7524258		
SMALL MUFB - UP TO 6 BEDS											
Small MUFB	2 year tracker	75%	6.84% (1.599% + BBR)	3%	£75k	£1m	8.84%	n/a	LHDB7524261		
Small MUFB	2 year tracker	75%	5.74% (0.49% + BBR)	5%	£75k	£1m	7.74%	n/a	LHDB7524262		

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.



ICR rules

5 YEAR FIXED RATE PRODUCTS STRESSED AT PAY RATE

2 YEAR FIXED RATE AND TRACKER RATE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +2%

2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +1%

	Standard	HMO/MUFB	First-time landlord HMO/MUFB
Individual - Basic rate taxpayer	125%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%
Limited Company/LLP	125%	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.



Valuation fees

All applications are subject to a £199 non-refundable application 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 - £1,500,00	£1305	Quote	£2425
£1,500,001 - £1,600,000	£1305	Quote	£2500
£1,600,001 - £1,750,000	£1540	Quote	£2500
£1,750,001 - £1,800,000	£1540	Quote	£2575
£1,800,001 - £2,000,000	£1820	Quote	£2575
£2,000,001 - £2,500,000	Quote	Quote	£3250
£2,500,000+	Quote	Quote	Quote



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