

		5+ year fixed rate on 10 year + term only			All variable term loans up to 30 years and all fixed rate up to 5 years total term		
		Payrate DSCR cover			Stress rate DSCR cover		
Property type	Product	Personal application	Ltd company application	Stress rate	Personal application	Ltd company application	Stress rate + product margin
Residential, Multi Units, Portfolios	Single BTL, Complex BTL	140%	125%	Pay Rate Only	140%	125%	The higher of stress rate of 2% + all-in rate OR 5.5%
HMO	Complex BTL, Large HMO	195%	165%		180%	165%	
Semi Commercial	CI2	145%	130%		130%		Stress rate of 1% + all-in rate
Commercial	CI1	130%					
	CC1	N/A			150%		

Outside portfolio stress	Outside portfolio stress	N.B.
This relevant stress will be applied to all portfolio(s) held by the applicant	Income to cover 125% @ 5.5% of total portfolio debt.	We will need to consider applications that do not meet the minimum outside portfolio stress cover on a case by case basis, and will take into account the merits of the case.