






LANDBAY®

# Product Guide

March 2021

**Complete**   
Your specialist packager distributor

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## Welcome to Landbay

From first time landlords to professionals growing large portfolios, our aim is to provide a buy-to-let mortgage to suit. Thousands of UK intermediaries have already registered with us.

### Work with us today!

- ✓ Direct access to our underwriting team
- ✓ 100% online broker portal
- ✓ Instant decision in principle



✓ HMOs up to 12 beds

✓ SPVs, LLPs & Limited Companies

✓ MUFB up to 12 units



## Buy-to-Let Lender of the Year



We've built a customised digital portal and value the human touch, so our underwriting team review each and every case.

If you need expert advice or to simply check a little detail, we'd love to hear from you.

## Non-portfolio products

For landlords with three or less buy-to-let properties

### 2 and 5 year fixed rate with free valuation

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Fixed Free valuation	LVFB7521055-FVNP	3.14%	75%	1.75%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
5 Year Fixed Free valuation	LVFE7521057-FVNP	3.44%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	3.44%

### 2 and 5 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Fixed	LVFB7521054-NP	3.14%	75%	1.50%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
5 Year Fixed	LVFE7521056-NP	3.44%	75%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	3.44%

### Non-portfolio product criteria

Applies to non-portfolio products only

- Available to limited companies and individuals
- Exclusions: Properties above or adjacent to commercial premises (applies to flats & houses), ex-local authority properties and new build properties
- Excludes HMOs and MUFBs
- Maximum overall borrowing on our non-portfolio products is £1m
- Remortgage only
- Maximum two borrowers
- Maximum three properties in portfolio at time of underwriting

For circumstances not listed, standard criteria applies

## Special Edition products

### Standard 2 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 2 Year Fixed	LVFB6021046	2.95%	60%	1.50%	2%/2%	5.00% + BBR	£30k	£1m	5.50%
	LVFB7021048	3.09%	70%	1.50%	2%/2%	5.00% + BBR	£30k	£1m	5.50%

### Standard 5 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE6021049	3.34%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.34%
	LVFE7021051	3.39%	70%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.39%

### New build properties

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
New Build 2 Year Fixed	LVFB6021047 - NewBuild	3.09%	60%	1.50%	2%/2%	5.00% + BBR	£30k	£500k	5.50%
New Build 5 Year Fixed	LVFE6021050 -NewBuild	3.34%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£500k	3.34%

### Special Edition small HMO - up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Small HMO 2 Year Fixed	LHFB7021052	3.35%	70%	1.75%	2%/2%	5.00% + BBR	£30k	£1m	5.50%
Small HMO 5 Year Fixed	LHFE7021053	3.59%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.59%

#### Special Edition criteria – Applies to Special Edition products only

- Minimum lease of 85 Years at completion
- Exclusions: Properties above or adjacent to commercial premises (applies to flats & houses), listed buildings, converted commercial premises, ex-local authority properties, and MUFBs
- All mortgage applications are subject to regional risk limits
- For circumstances not listed, standard criteria applies
- New build properties only available on new build products

## Standard Property

### 2 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 2 Year Fixed	LVFB6021001	3.19%	60%	1.50%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
	LVFB7021002	3.24%	70%	1.50%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
	LVFB7521003	3.29%	75%	1.50%	2%/2%	5.00% + BBR	£30k	£1m	5.50%
	LVFB8021006	3.79%	80%	2.00%	2%/2%	5.00% + BBR	£100k	£750k	5.50%

### 2 year fixed rate with free valuation - remortgage only

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 2 Year Fixed	LVFB7521004 -FV	3.29%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£1m	5.50%

Maximum property value - £1.5m

### 2 year fixed rate for new builds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 2 Year Fixed	LVFB7521005 -NewBuild	3.49%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£750k	5.50%

New build properties only available on new build products.

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## Standard Property

### 5 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE6021007	3.45%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	3.45%
	LVFE6521008	3.49%	65%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£1.5m	£2m	3.49%
	LVFE7021009	3.49%	70%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.49%
	LVFE7521011	3.59%	75%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.59%
	LVFE8021016	3.99%	80%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£750k	3.99%
Remortgage Only	LVFE7521014	3.49%	75%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£150k	£1m	4.50%

### 5 year fixed rate with free valuation - remortgage only

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE7521012-FV	3.59%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.59%
	LVFE7521013-FV	3.49%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£150k	£1m	4.50%

Max property value to qualify for free valuation is £1.5m

### 5 year fixed rate large loan £750 cashback

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE7021058-CB	3.49%	70%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£1m	£1.5m	3.49%

Cashback payable direct to borrower after first mortgage payment is received

### 5 year fixed rate for new builds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE7521015-NewBuild	3.69%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£750k	3.69%

New build properties only available on new build products.

Products LVFE7521013-FV & LVFE7521014 exclude properties above and adjacent to commercial premises

## Houses of Multiple Occupation (HMO)

### 2 & 5 year fixed rates

#### Small HMO - Up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small HMO	LHFB7021020	3.49%	70%	1.75%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
2 Year Small HMO	LHFB7521022	3.59%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£1m	5.50%
5 Year Small HMO	LHFE7021026	3.79%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	3.79%
5 Year Small HMO	LHFE7521028	3.89%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.89%

#### Large HMO - Up to 12 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Large HMO	LHFB7021038	3.85%	70%	2.00%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
5 Year Large HMO	LHFE7021040	4.09%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	4.09%

#### New build small HMO - up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small HMO	LHFB7521024 -NewBuild	3.69%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£750k	5.50%
5 Year Small HMO	LHFE7521030 -NewBuild	3.99%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£750k	3.99%

New build properties only available on new build products. A large HMO/MUFB will be classed as any property with greater than 6 bedrooms/units. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

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## Multi-Unit Freehold Block (MUFB)

### 2 & 5 Year fixed rates

#### Small MUFB - Up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small MUFB	LHFB7021021	3.49%	70%	1.75%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
2 Year Small MUFB	LHFB7521023	3.59%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£1m	5.50%
5 Year Small MUFB	LHFE7021027	3.79%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	3.79%
5 Year Small MUFB	LHFE7521029	3.89%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.89%

#### Large MUFB - Up to 12 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Large MUFB	LHFB7021039	3.85%	70%	2.00%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
5 Year Large MUFB	LHFE7021041	4.09%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	4.09%

#### New build small MUFB - Up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small MUFB	LHFB7521025 -NewBuild	3.69%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£750k	5.50%
5 Year Small MUFB	LHFE7521031 -NewBuild	3.99%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£750k	3.99%

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## Term tracker

### Standard property tracker

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard tracker	LVTZ6021017	3.30% (3.20% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LVTZ7521018	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£1.5m @ 70% £1.0m @ 75%	5.50%

### New build standard property tracker

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard new build tracker	LVTZ7521019 -NewBuild	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£750k	5.50%

### Small HMO tracker up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Small HMO tracker	LHTZ6021032	3.45% (3.35% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LHTZ7521034	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£1.5m @ 70% £1.0m @ 75%	5.50%

### New build small HMO tracker - up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
New build HMO tracker	LHTZ7521036 -NewBuild	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£750k	5.50%

### Large HMO tracker - up to 12 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Large HMO tracker	LHTZ6021042	4.05% (3.95% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LHTZ7021044	4.10% (4.00% + BBR)	70%	2.00%	N/A	N/A	£30k	£1.5m	5.50%

New build properties only available on new build products. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

BBR last repriced as of 1st October 2020 at 0.10% (there is a 0.10% floor rate for BBR). Rates detailed within this document are correct as at the date of publication but may be changed without notice.

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## Term tracker (continued)

### Small MUFB tracker up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Small MUFB tracker	LHTZ6021033	3.45% (3.35% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LHTZ7521035	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£1.5m @ 70% £1.0m @ 75%	5.50%

### New build Small MUFB tracker up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Small new build MUFB tracker	LHTZ7521037 -NewBuild	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£750k	5.50%

### Large MUFB tracker up to 12 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Large MUFB tracker	LHTZ6021043	4.05% (3.95% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LHTZ7021045	4.10% (4.00% + BBR)	70%	2.00%	N/A	N/A	£30k	£1.5m	5.50%

New build properties only available on new build products. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

BBR last repriced as of 1st October 2020 at 0.10% (there is a 0.10% floor rate for BBR). Rates detailed within this document are correct as at the date of publication but may be changed without notice.

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## ICR rules for 2 year fixed rate and tracker rate products stressed at 5.50%:

	Standard	HMO/MUFB	First Time Landlord/Buyer	Above/Adjacent Commercial
Individual	140%	140%	140%	140%
Limited Company	125%	125%	125%	125%
Limited Liability Partnership	125%	125%	125%	125%

## ICR rules for 5 year fixed rate products stressed at pay rate:

	Standard	HMO/MUFB	First Time Landlord/Buyer	Above/Adjacent Commercial
Individual	140%	140%	140%	140%
Limited Company	125%	130%	135%	130%
Limited Liability Partnership	125%	130%	135%	130%

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%.

## Application Fees

All applications are subject to a £150 non-refundable application fee.

## Valuation Fees

Property Value	Standard	Small HMO	Large HMO	All MUFBs
Up to £150,000	£230	£550	£875	£875
£150,001 - £200,000	£255	£580	£875	£875
£200,001 - £250,000	£285	£580	£950	£950
£250,001 - £300,000	£340	£580	£1025	£1025
£300,001 - £400,000	£395	£650	£1200	£1200
£400,001 - £500,000	£450	£750	£1325	£1325
£500,001 - £600,000	£510	£790	£1450	£1450
£600,001 - £700,000	£560	£860	£1575	£1575
£700,001 - £800,000	£640	£930	£1700	£1700
£800,001 - £900,000	£700	£1000	£1825	£1825
£900,001 - £1,000,000	£790	£1090	£1950	£1950
£1,000,001 - £1,200,000	£895	Quote	Quote	Quote
£1,200,001 - £1,400,000	£1050	Quote	Quote	Quote
£1,400,001 - £1,600,000	£1205	Quote	Quote	Quote
£1,600,001 - £1,800,000	£1410	Quote	Quote	Quote
£1,800,001 - £2,000,000	£1670	Quote	Quote	Quote
£2,000,001+	Quote	Quote	Quote	Quote

All mortgage applications are subject to regional risk limits. Please note the administration fee is non-refundable.

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