



Residential Investment Mortgage

Mortgages for residential buy-to-lets, HMOs and mixed-use properties.

Loans from £125k-£8.5m (£6.25m per single asset), available to limited companies, partnerships and sole traders.

Client criteria

- Client must demonstrate that they are an experienced property investor.
- Youngest applicant expected to be a maximum of 75 upon maturity of the loan.
- For interest only cases, clarity is required on the source of repayment outside the sale of the property itself.

Additional information

- Over payments of up to 10% of the outstanding capital can be repaid each year.
- **2, 3 and 5 Year Fixed rates available.**
- Loans must meet 100% mortgage servicing coverage under the following stress scenarios:
 - 2 and 3 year fixed rate and variable rate products - **Pay rate + 2%**
 - 5 year fixed rate products - **no additional stress.**
- Early repayment charges dependent on Product type.
- First charge on the properties - limited company cases may require debenture and guarantees.

LTV	Rates	Term	Repayment method	Debt servicing	Interest servicing	Arrangement fee
Residential BUY TO LET and Standard HMO*						
Up to 75%	Rates from 6.74% Fixed Rate Options available	2-30 years (35 years for properties inside M25)	Capital and Interest Interest-Only (up to 30 Years)	125%	125% - up to 70% LTV 140% - over 70% LTV	2.00% (1.50% to the Broker)
Other HMOs*						
Up to 75%	Rates from 6.74% Fixed Rate Options available	2-30 years	Capital and Interest Interest-Only (up to 30 Years)	130%	130% - up to 70% LTV	2.00% (1.50% to the Broker)

*HMO criteria is dependent on type of asset. For a full breakdown on HMO classes please contact your Business Development Manager.