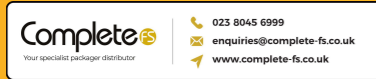


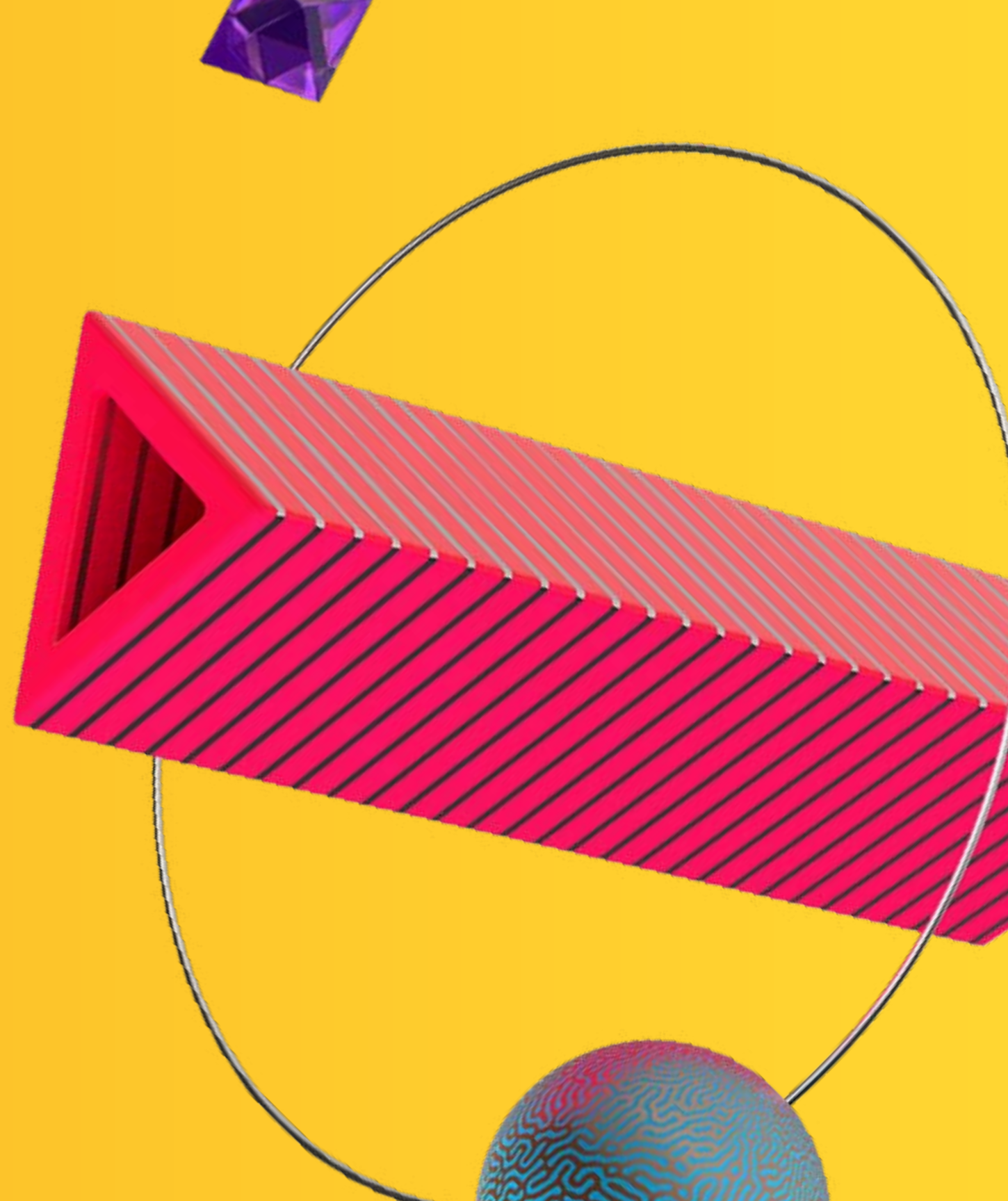
LANDBAY



Product Guide

20 NOVEMBER 2023 | LBPG20112023

FOR INTERMEDIARY USE ONLY



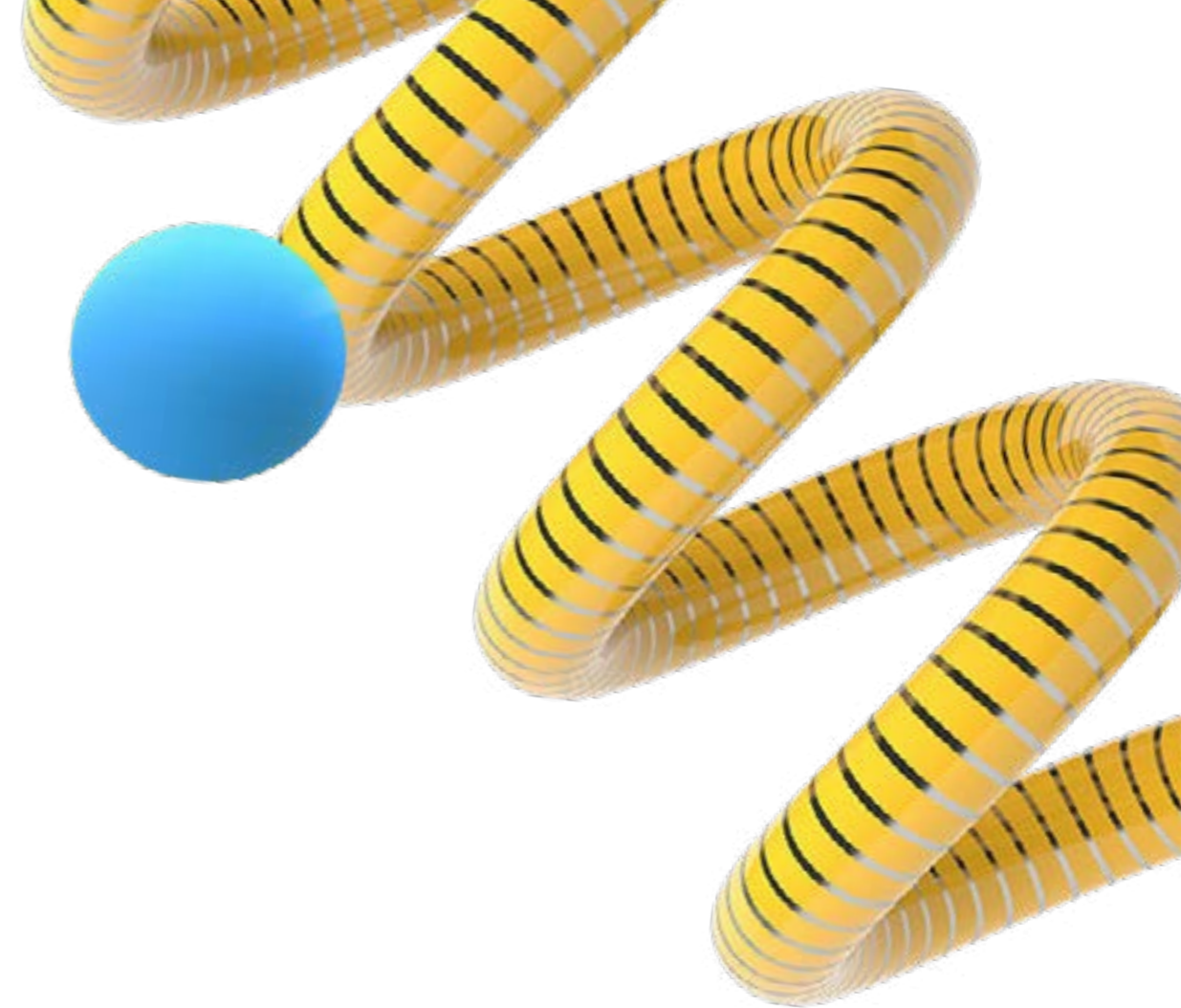
Welcome to Landbay

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



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	2 Year Fixed	65%	5.99%	3%	£30k	£1.5m	6.99%	2%/2%	LVFB65231838	No increased borrowing permitted. The current BBR is 5.25%.	
Standard	2 Year Fixed	65%	4.79%	5%	£30k	£1.5m	5.79%	2%/2%	LVFB65231837		
Standard	2 Year Fixed	65%	4.29%	6%	£30k	£1.5m	5.50%	2%/2%	LVFB65231835		
Standard	2 Year Fixed	70%	5.59%	4%	£30k	£1m	6.59%	2%/2%	LVFB70231836		
Standard	2 Year Fixed	70%	4.99%	5%	£30k	£1m	5.99%	2%/2%	LVFB70231834		
Standard	2 Year Fixed	70%	4.39%	6%	£30k	£1m	5.50%	2%/2%	LVFB70231833		
LIKE FOR LIKE STANDARD 2 YEAR TRACKER (NO ERC)											
Standard	2 Year Tracker	70%	6.84% (1.59% + BBR)	3%	£75k	£1m	7.84%	n/a	LVDB70231794		
Standard	2 Year Tracker	70%	6.29% (1.04% + BBR)	4%	£75k	£1m	7.29%	n/a	LVDB70231796		
Standard	2 Year Tracker	70%	5.74% (0.49% + BBR)	5%	£75k	£1m	6.74%	n/a	LVDB70231795		

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	2 Year Fixed	55%	4.69%	5%	£30k	£1.5m	6.69%	2%/2%	LVFB55231832	
Standard	2 Year Fixed	55%	4.19%	6%	£30k	£1.5m	6.19%	2%/2%	LVFB55231828	
Standard	2 Year Fixed	65%	5.99%	3%	£30k	£1.5m	7.99%	2%/2%	LVFB65231824	
Standard	2 Year Fixed	65%	4.79%	5%	£30k	£1.5m	6.79%	2%/2%	LVFB65231826	
Standard	2 Year Fixed	65%	4.29%	6%	£30k	£1.5m	6.29%	2%/2%	LVFB65231825	
Standard	2 Year Fixed	75%	6.09%	3%	£30k	£1m	8.09%	2%/2%	LVFB75231829	
Standard	2 Year Fixed	75%	5.59%	4%	£30k	£1m	7.59%	2%/2%	LVFB75231827	
Standard	2 Year Fixed	75%	4.99%	5%	£30k	£1m	6.99%	2%/2%	LVFB75231830	
Standard	2 Year Fixed	75%	4.39%	6%	£30k	£1m	6.39%	2%/2%	LVFB75231831	

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	5 Year Fixed	55%	5.49%	3%	£100k	£2m	5.49%	5/5/3/2/2	LVFE55231775	Trading companies are not accepted.
Standard	5 Year Fixed	55%	5.29%	4%	£100k	£2m	5.29%	5/5/3/2/2	LVFE55231772	
Standard	5 Year Fixed	55%	5.09%	5%	£100k	£2m	5.09%	5/5/3/2/2	LVFE55231776	
Standard	5 Year Fixed	55%	4.89%	6%	£100k	£2m	4.89%	5/5/3/2/2	LVFE55231774	
Standard	5 Year Fixed	55%	4.69%	7%	£100k	£2m	4.69%	5/5/3/2/2	LVFE55231773	
Standard	5 Year Fixed	65%	5.55%	3%	£1.5m	£2m	5.55%	5/5/3/2/2	LVFE65231758	
Standard	5 Year Fixed	65%	5.35%	4%	£1.5m	£2m	5.35%	5/5/3/2/2	LVFE65231754	
Standard	5 Year Fixed	65%	5.15%	5%	£1.5m	£2m	5.15%	5/5/3/2/2	LVFE65231759	
Standard	5 Year Fixed	65%	4.95%	6%	£1.5m	£2m	4.95%	5/5/3/2/2	LVFE65231753	
Standard	5 Year Fixed	65%	4.75%	7%	£1.5m	£2m	4.75%	5/5/3/2/2	LVFE65231762	
Standard	5 Year Fixed	70%	4.75%	7%	£75K	£1.5m	4.75%	5/5/3/2/2	LVFE70231763	
Standard	5 Year Fixed	75%	5.75%	£1,499	£30k	£74,999	5.75%	5/5/3/2/2	LVFE75231760	
Standard	5 Year Fixed	75%	5.75%	2%	£75K	£1.5m	5.75%	5/5/3/2/2	LVFE75231757	
Standard	5 Year Fixed	75%	5.55%	3%	£75K	£1.5m	5.55%	5/5/3/2/2	LVFE75231756	
Standard	5 Year Fixed	75%	5.35%	4%	£75K	£1.5m	5.35%	5/5/3/2/2	LVFE75231761	
Standard	5 Year Fixed	75%	5.15%	5%	£75K	£1.5m	5.15%	5/5/3/2/2	LVFE75231764	
Standard	5 Year Fixed	75%	4.95%	6%	£75K	£1.5m	4.95%	5/5/3/2/2	LVFE75231755	

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 HOUSES IN MULTIPLE OCCUPATION										
Small HMO	2 Year Fixed	65%	6.04%	3%	£75k	£1.5m	8.04%	2%/2%	LHFB65231802	New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	65%	4.94%	5%	£75k	£1.5m	6.94%	2%/2%	LHFB65231801	
Small HMO	2 Year Fixed	65%	4.44%	6%	£75k	£1.5m	6.44%	2%/2%	LHFB65231797	
Small HMO	2 Year Fixed	75%	6.19%	3%	£75k	£1m	8.19%	2%/2%	LHFB75231809	
Small HMO	2 Year Fixed	75%	5.69%	4%	£75k	£1m	7.69%	2%/2%	LHFB75231804	
Small HMO	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LHFB75231805	
Small HMO	2 Year Fixed	75%	4.54%	6%	£75k	£1m	6.54%	2%/2%	LHFB75231811	
Small HMO	5 Year Fixed	75%	6.24%	3%	£75k	£1m	6.24%	5%/5%/3%/2%/2%	LHFE75231821	
Small HMO	5 Year Fixed	75%	5.69%	5%	£75k	£1m	5.69%	5%/5%/3%/2%/2%	LHFE75231820	
Small HMO	5 Year Fixed	75%	5.44%	6%	£75k	£1m	5.44%	5%/5%/3%/2%/2%	LHFE75231819	

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
LARGE HOUSES IN MULTIPLE OCCUPATION										
Large HMO	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231313	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%/3%/2%/2%	LHFE65231310	
Large HMO	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/3%/2%/2%	LHFE75231309	
FIRST-TIME LANDLORDS										
Small HMO	2 Year Fixed	75%	5.24%	5%	£75k	£1m	7.24%	2%/2%	LHFB75231813	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.84%	5%	£75k	£1m	5.84%	5%/5%/3%/2%/2%	LHFE75231822	

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 MULTI-UNIT FREEHOLD BLOCK										
Small MUFB	2 Year Fixed	65%	6.04%	3%	£75k	£1.5m	8.04%	2%/2%	LHFB65231799	New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	65%	4.94%	5%	£75k	£1.5m	6.94%	2%/2%	LHFB65231800	
Small MUFB	2 Year Fixed	65%	4.44%	6%	£75k	£1.5m	6.44%	2%/2%	LHFB65231798	
Small MUFB	2 Year Fixed	75%	6.19%	3%	£75k	£1m	8.19%	2%/2%	LHFB75231808	
Small MUFB	2 Year Fixed	75%	5.69%	4%	£75k	£1m	7.69%	2%/2%	LHFB75231806	
Small MUFB	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LHFB75231803	
Small MUFB	2 Year Fixed	75%	4.54%	6%	£75k	£1m	6.54%	2%/2%	LHFB75231810	
Small MUFB	5 Year Fixed	75%	6.24%	3%	£75k	£1m	6.24%	5%/5%/3%/2%/2%	LHFE75231818	
Small MUFB	5 Year Fixed	75%	5.69%	5%	£75k	£1m	5.69%	5%/5%/3%/2%/2%	LHFE75231814	
Small MUFB	5 Year Fixed	75%	5.44%	6%	£75k	£1m	5.44%	5%/5%/3%/2%/2%	LHFE75231817	

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
LARGE MULTI-UNIT FREEHOLD BLOCK										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%/3%/2%/2%	LHFE65231312	
Large MUFB	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/3%/2%/2%	LHFE75231311	
FIRST-TIME LANDLORDS										New build properties accepted Up to 6 beds/unit
Small MUFB	2 Year Fixed	75%	5.24%	5%	£75k	£1m	7.24%	2%/2%	LHFB75231812	
Small MUFB	5 Year Fixed	75%	5.84%	5%	£75k	£1m	5.84%	5%/5%/3%/2%/2%	LHFB75231823	

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	5 Year Fixed	75%	5.74%	5%	£75k	£1m	5.74%	5%/5%/3%/2%/2%	LVFE75231807	Trading companies only
Small HMO	5 Year Fixed	75%	5.84%	5%	£75k	£1m	5.84%	5%/5%/3%/2%/2%	LHFE75231816	New build properties accepted No first-time landlords
Small MUFB	5 Year Fixed	75%	5.84%	5%	£75k	£1m	5.84%	5%/5%/3%/2%/2%	LHFE75231815	Small HMO/MUFB Up to 6 beds/units

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%	6.69% (1.44%+BBR)	3%	£75k	£1m	8.69%	n/a	LVDB65231784	New build properties accepted The current BBR is 5.25%.	
Standard	2 year tracker	65%	6.14% (0.89%+BBR)	4%	£75k	£1m	8.14%	n/a	LVDB65231790		
Standard	2 year tracker	65%	5.59% (0.34%+BBR)	5%	£75k	£1m	7.59%	n/a	LVDB65231786		
Standard	2 year tracker	75%	6.84% (1.59%+BBR)	3%	£30k	£1m	8.84%	n/a	LVDB75231783		
Standard	2 year tracker	75%	6.29% (1.04%+BBR)	4%	£30k	£1m	8.29%	n/a	LVDB75231785		
Standard	2 year tracker	75%	5.74% (0.49%+BBR)	5%	£30k	£1m	7.74%	n/a	LVDB75231782		
SMALL HMO - UP TO 6 BEDS											
Small HMO	2 year tracker	75%	6.94% (1.69% + BBR)	3%	£75k	£1m	8.94%	n/a	LHDB75231793		
Small HMO	2 year tracker	75%	6.39% (1.14% + BBR)	4%	£75k	£1m	8.39%	n/a	LHDB75231792		
Small HMO	2 year tracker	75%	5.84% (0.59% + BBR)	5%	£75k	£1m	7.84%	n/a	LHDB75231791		
SMALL MUFB - UP TO 6 BEDS											
Small MUFB	2 year tracker	75%	6.94% (1.69% + BBR)	3%	£75k	£1m	8.94%	n/a	LHDB75231787		
Small MUFB	2 year tracker	75%	6.39% (1.14% + BBR)	4%	£75k	£1m	8.39%	n/a	LHDB75231789		
Small MUFB	2 year tracker	75%	5.84% (0.59% + BBR)	5%	£75k	£1m	7.84%	n/a	LHDB75231788		

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%

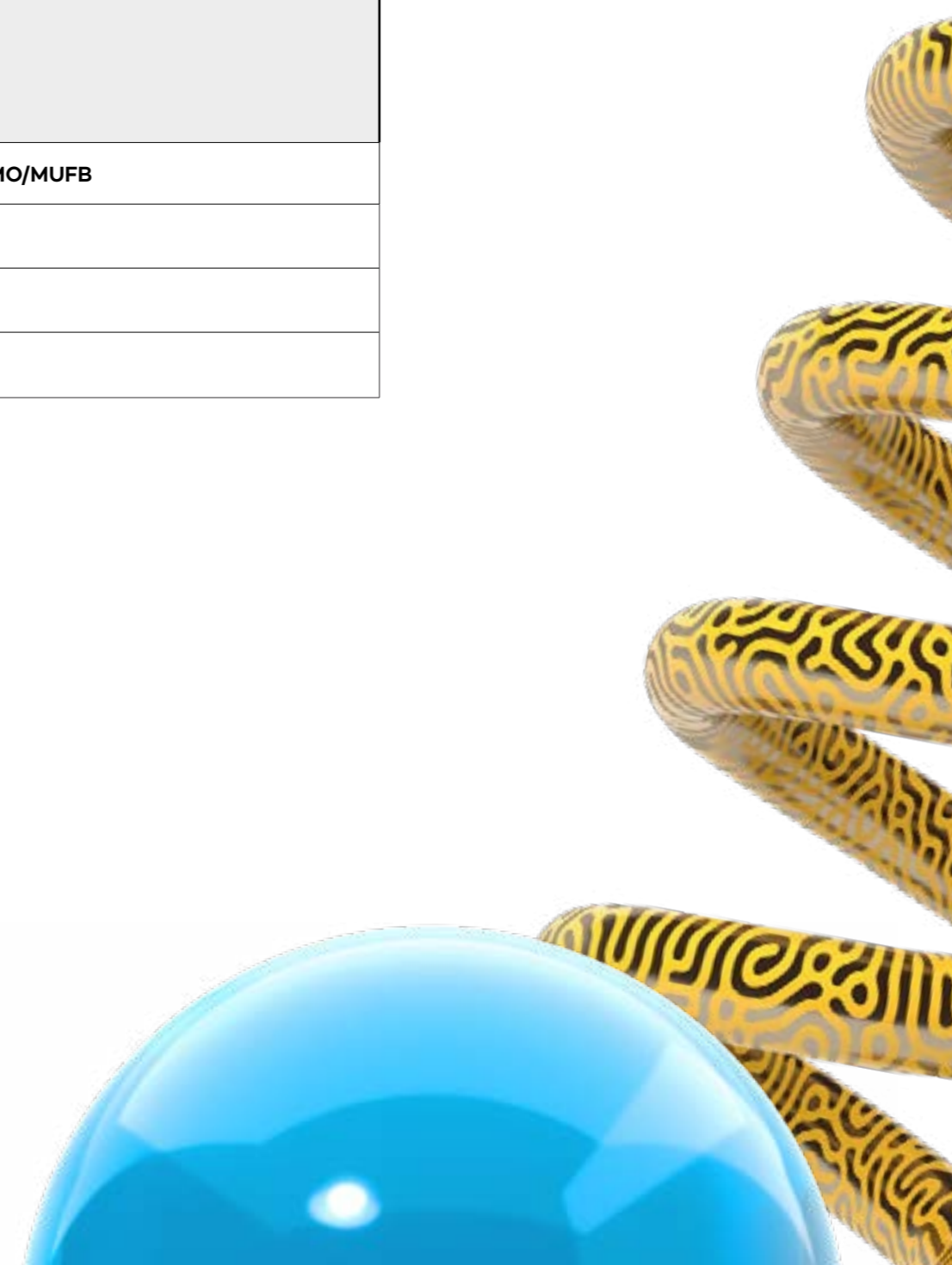
2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +1%

	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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