

LANDBAY

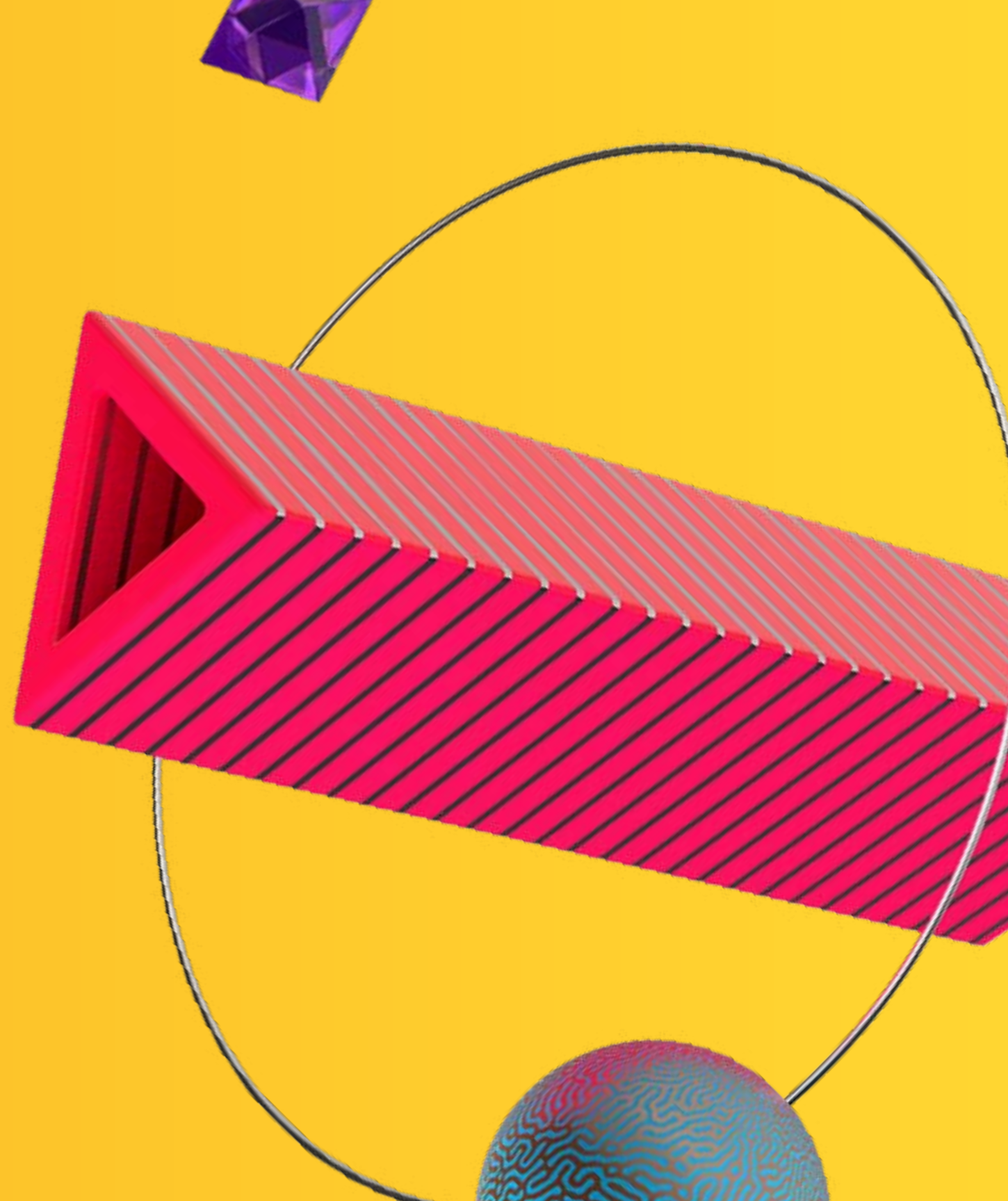
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Product Guide

11 JANUARY 2024 | LBPG11012024

FOR INTERMEDIARY USE ONLY



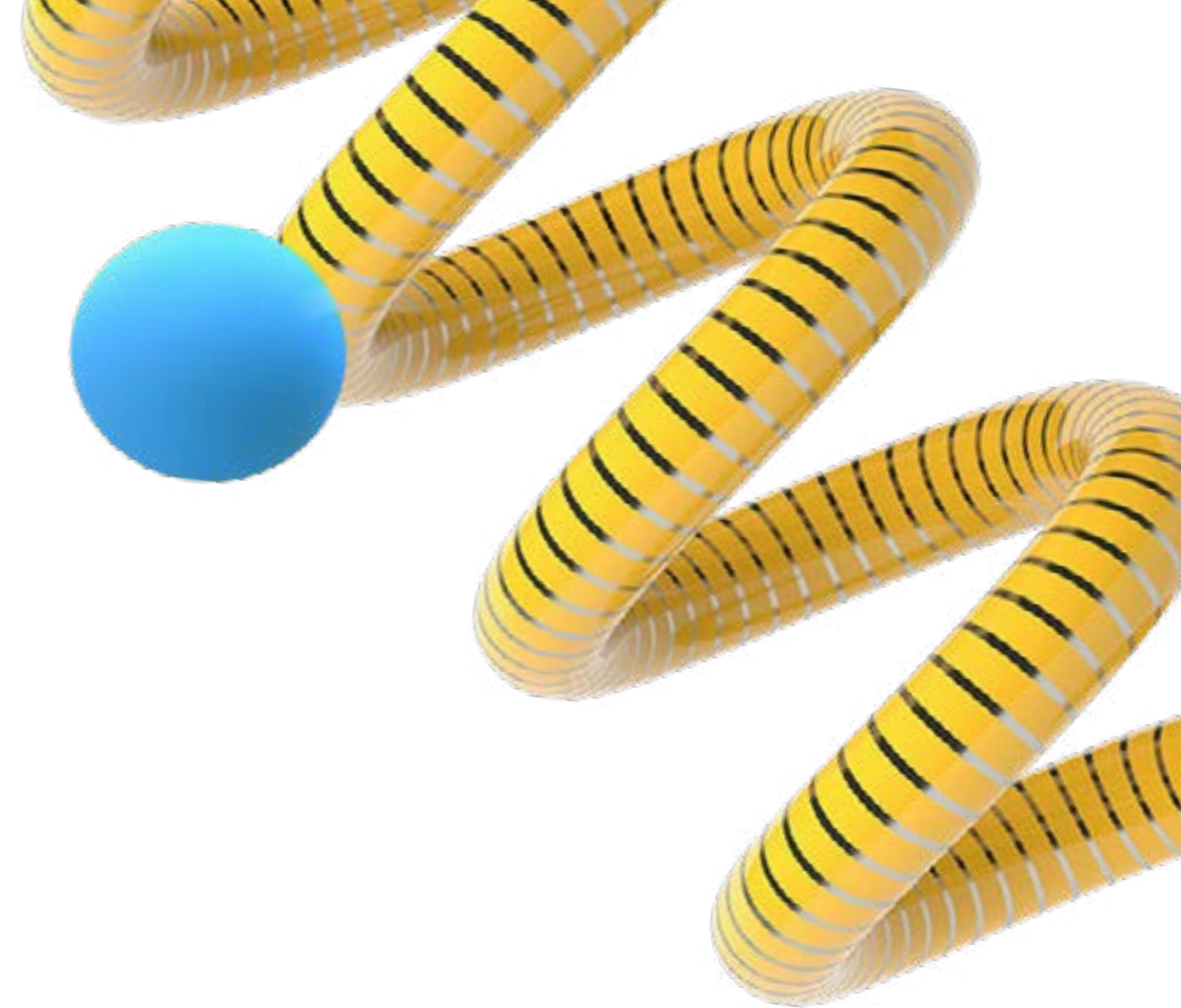
Welcome to Landbay

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%	5.64%	3%	£30k	£1.5m	6.64%	2%/2%	LVFB6524071	No increased borrowing permitted. The current BBR is 5.25%.
Standard	2 Year Fixed	65%	4.44%	5%	£30k	£1.5m	5.44%	2%/2%	LVFB6524072	
Standard	2 Year Fixed	65%	3.94%	6%	£30k	£1.5m	4.94%	2%/2%	LVFB6524074	
Standard	2 Year Fixed	70%	5.29%	4%	£30k	£1m	6.29%	2%/2%	LVFB7024059	
Standard	2 Year Fixed	70%	4.69%	5%	£30k	£1m	5.69%	2%/2%	LVFB7024054	
Standard	2 Year Fixed	70%	4.14%	6%	£30k	£1m	5.14%	2%/2%	LVFB7024055	

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%	4.34%	5%	£30k	£1.5m	6.34%	2%/2%	LVFB5524073	
Standard	2 Year Fixed	55%	3.84%	6%	£30k	£1.5m	5.84%	2%/2%	LVFB5524076	
Standard	2 Year Fixed	65%	5.64%	3%	£30k	£1.5m	7.64%	2%/2%	LVFB6524077	
Standard	2 Year Fixed	65%	4.44%	5%	£30k	£1.5m	6.44%	2%/2%	LVFB6524075	
Standard	2 Year Fixed	65%	3.94%	6%	£30k	£1.5m	5.94%	2%/2%	LVFB6524078	
Standard	2 Year Fixed	75%	5.79%	3%	£30k	£1m	7.79%	2%/2%	LVFB7524057	
Standard	2 Year Fixed	75%	5.29%	4%	£30k	£1m	7.29%	2%/2%	LVFB7524061	
Standard	2 Year Fixed	75%	4.69%	5%	£30k	£1m	6.69%	2%/2%	LVFB7524060	
Standard	2 Year Fixed	75%	4.09%	6%	£30k	£1m	6.09%	2%/2%	LVFB7524058	

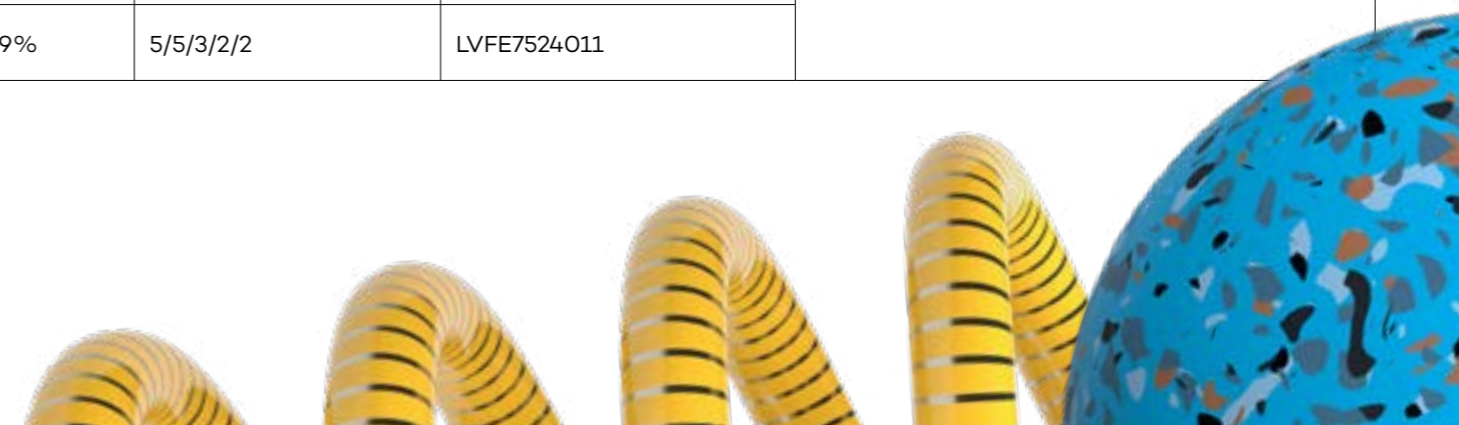
All fixed rates revert to 3.49%+BBR.

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%	4.99%	3%	£100k	£2m	4.99%	5/5/3/2/2	LVFE5524006	Trading companies are not accepted.
Standard	5 Year Fixed	55%	4.79%	4%	£100k	£2m	4.79%	5/5/3/2/2	LVFE5524001	
Standard	5 Year Fixed	55%	4.59%	5%	£100k	£2m	4.59%	5/5/3/2/2	LVFE5524007	
Standard	5 Year Fixed	55%	4.39%	6%	£100k	£2m	4.39%	5/5/3/2/2	LVFE5524002	
Standard	5 Year Fixed	65%	5.09%	3%	£1.5m	£2m	5.09%	5/5/3/2/2	LVFE6524016	
Standard	5 Year Fixed	65%	4.89%	4%	£1.5m	£2m	4.89%	5/5/3/2/2	LVFE6524012	
Standard	5 Year Fixed	65%	4.69%	5%	£1.5m	£2m	4.69%	5/5/3/2/2	LVFE6524017	
Standard	5 Year Fixed	65%	4.49%	6%	£1.5m	£2m	4.49%	5/5/3/2/2	LVFE6524015	
Standard	5 Year Fixed	75%	5.29%	£1,299	£30k	£64,999	5.29%	5/5/3/2/2	LVFE7524024	
Standard	5 Year Fixed	75%	5.29%	2%	£65K	£1.5m	5.29%	5/5/3/2/2	LVFE7524010	
Standard	5 Year Fixed	75%	5.09%	3%	£65K	£1.5m	5.09%	5/5/3/2/2	LVFE7524014	
Standard	5 Year Fixed	75%	4.89%	4%	£65K	£1.5m	4.89%	5/5/3/2/2	LVFE7524021	
Standard	5 Year Fixed	75%	4.69%	5%	£65K	£1.5m	4.69%	5/5/3/2/2	LVFE7524022	
Standard	5 Year Fixed	75%	4.49%	6%	£65K	£1.5m	4.49%	5/5/3/2/2	LVFE7524011	

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%	5.59%	3%	£75k	£1.5m	7.59%	2%/2%	LHFB6524067	New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	65%	4.54%	5%	£75k	£1.5m	6.54%	2%/2%	LHFB6524068	
Small HMO	2 Year Fixed	65%	3.99%	6%	£75k	£1.5m	5.99%	2%/2%	LHFB6524062	
Small HMO	2 Year Fixed	75%	5.79%	3%	£75k	£1m	7.79%	2%/2%	LHFB7524027	
Small HMO	2 Year Fixed	75%	4.69%	5%	£75k	£1m	6.69%	2%/2%	LHFB7524079	
Small HMO	2 Year Fixed	75%	4.14%	6%	£75k	£1m	6.14%	2%/2%	LHFB7524083	
Small HMO	5 Year Fixed	65%	5.74%	3%	£75k	£1m	5.74%	5%/5%/3%/2%/2%	LHFE6524049	
Small HMO	5 Year Fixed	65%	5.24%	5%	£75k	£1m	5.24%	5%/5%/3%/2%/2%	LHFE6524048	
Small HMO	5 Year Fixed	65%	4.99%	6%	£75k	£1m	4.99%	5%/5%/3%/2%/2%	LHFE6524047	

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	75%	5.89%	3%	£75k	£1m	5.89%	5%/5%/3%/2%/2%	LHFE7524041	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/3%/2%/2%	LHFE7524043	
Small HMO	5 Year Fixed	75%	5.09%	6%	£75k	£1m	5.09%	5%/5%/3%/2%/2%	LHFE7524056	
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%	4.79%	5%	£75k	£1m	6.79%	2%/2%	LHFB7524063	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/3%/2%/2%	LHFE7524036	

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%	5.59%	3%	£75k	£1.5m	7.59%	2%/2%	LHFB6524065	New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	65%	4.54%	5%	£75k	£1.5m	6.54%	2%/2%	LHFB6524069	
Small MUFB	2 Year Fixed	65%	3.99%	6%	£75k	£1.5m	5.99%	2%/2%	LHFB6524066	
Small MUFB	2 Year Fixed	75%	5.79%	3%	£75k	£1m	7.79%	2%/2%	LHFB7524081	
Small MUFB	2 Year Fixed	75%	4.69%	5%	£75k	£1m	6.69%	2%/2%	LHFB7524080	
Small MUFB	2 Year Fixed	75%	4.14%	6%	£75k	£1m	6.14%	2%/2%	LHFB7524082	
Small MUFB	5 Year Fixed	65%	5.74%	3%	£75k	£1m	5.74%	5%/5%/3%/2%/2%	LHFE6524046	
Small MUFB	5 Year Fixed	65%	5.24%	5%	£75k	£1m	5.24%	5%/5%/3%/2%/2%	LHFE6524045	
Small MUFB	5 Year Fixed	65%	4.99%	6%	£75k	£1m	4.99%	5%/5%/3%/2%/2%	LHFE6524044	

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 6 beds/unit
Small MUFB	5 Year Fixed	75%	5.89%	3%	£75k	£1m	5.89%	5%/5%/3%/2%/2%	LHFE7524040	
Small MUFB	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/3%/2%/2%	LHFE7524042	
Small MUFB	5 Year Fixed	75%	5.09%	6%	£75k	£1m	5.09%	5%/5%/3%/2%/2%	LHFE7524051	
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%	4.79%	5%	£75k	£1m	6.79%	2%/2%	LHFB7524064	
Small MUFB	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/3%/2%/2%	LHFE7524038	

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%	4.79%	5%	£75k	£1m	6.79%	2%/2%	LVFB7524035	Trading companies only New build properties accepted No first-time landlords Small HMO/MUFB Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LHFB7524032	
Small MUFB	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LHFB7524033	
Standard	5 Year Fixed	75%	5.64%	5%	£75k	£1m	5.64%	5%/5%/3%/2%/2%	LVFE75231877	
Small HMO	5 Year Fixed	75%	5.69%	5%	£75k	£1m	5.69%	5%/5%/3%/2%/2%	LHFE75231886	
Small MUFB	5 Year Fixed	75%	5.69%	5%	£75k	£1m	5.69%	5%/5%/3%/2%/2%	LHFE75231885	

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%	5.59% (0.34%+BBR)	5%	£75k	£1m	7.59%	n/a	LVDB65231786		
Standard	2 year tracker	75%	6.89% (1.64%+BBR)	3%	£30k	£1m	8.84%	n/a	LVDB7524030		
Standard	2 year tracker	75%	5.79% (0.54%+BBR)	5%	£30k	£1m	7.74%	n/a	LVDB7524031		
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%	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%	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%

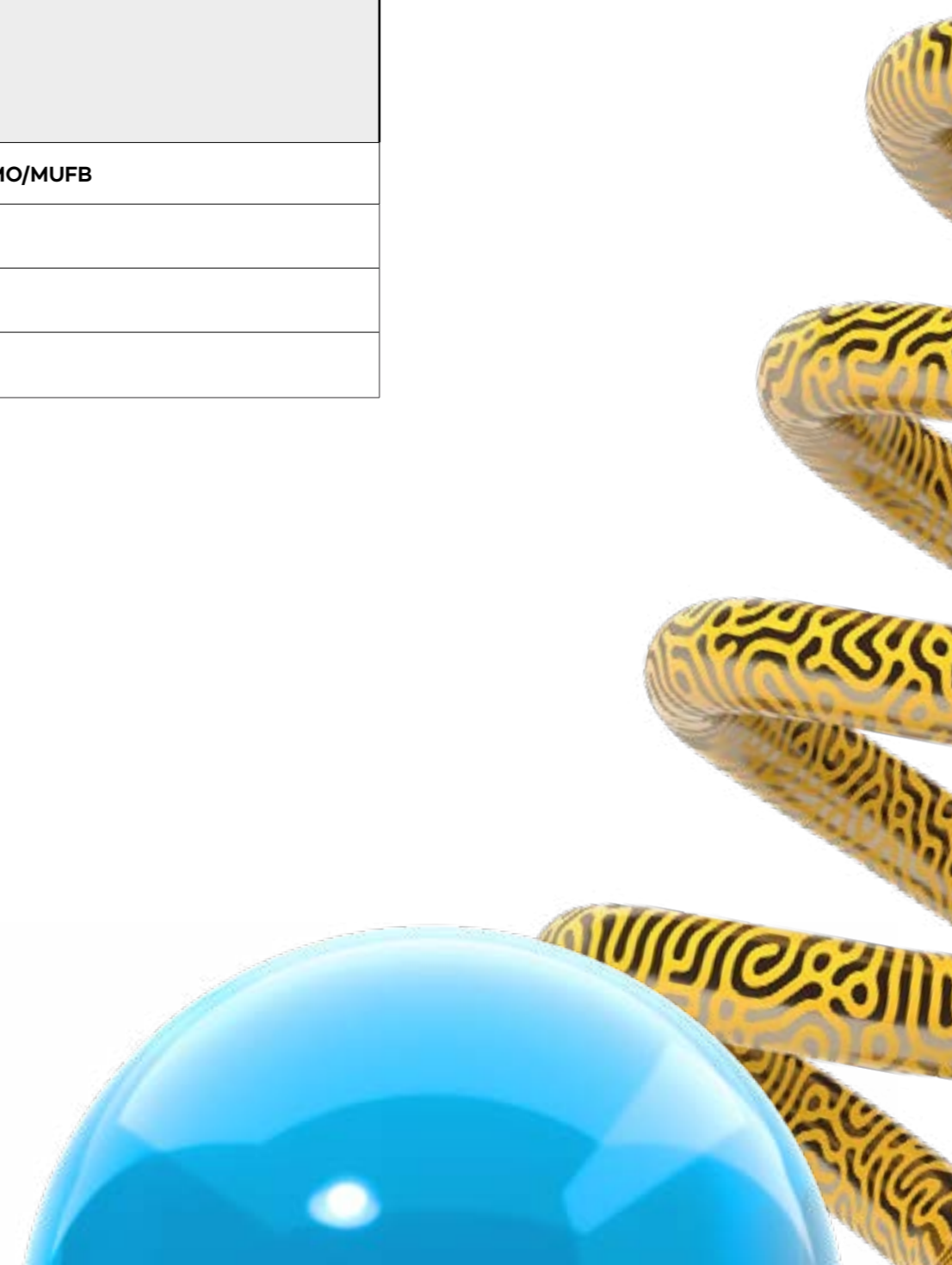
2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +1%

	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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