




LANDBAY

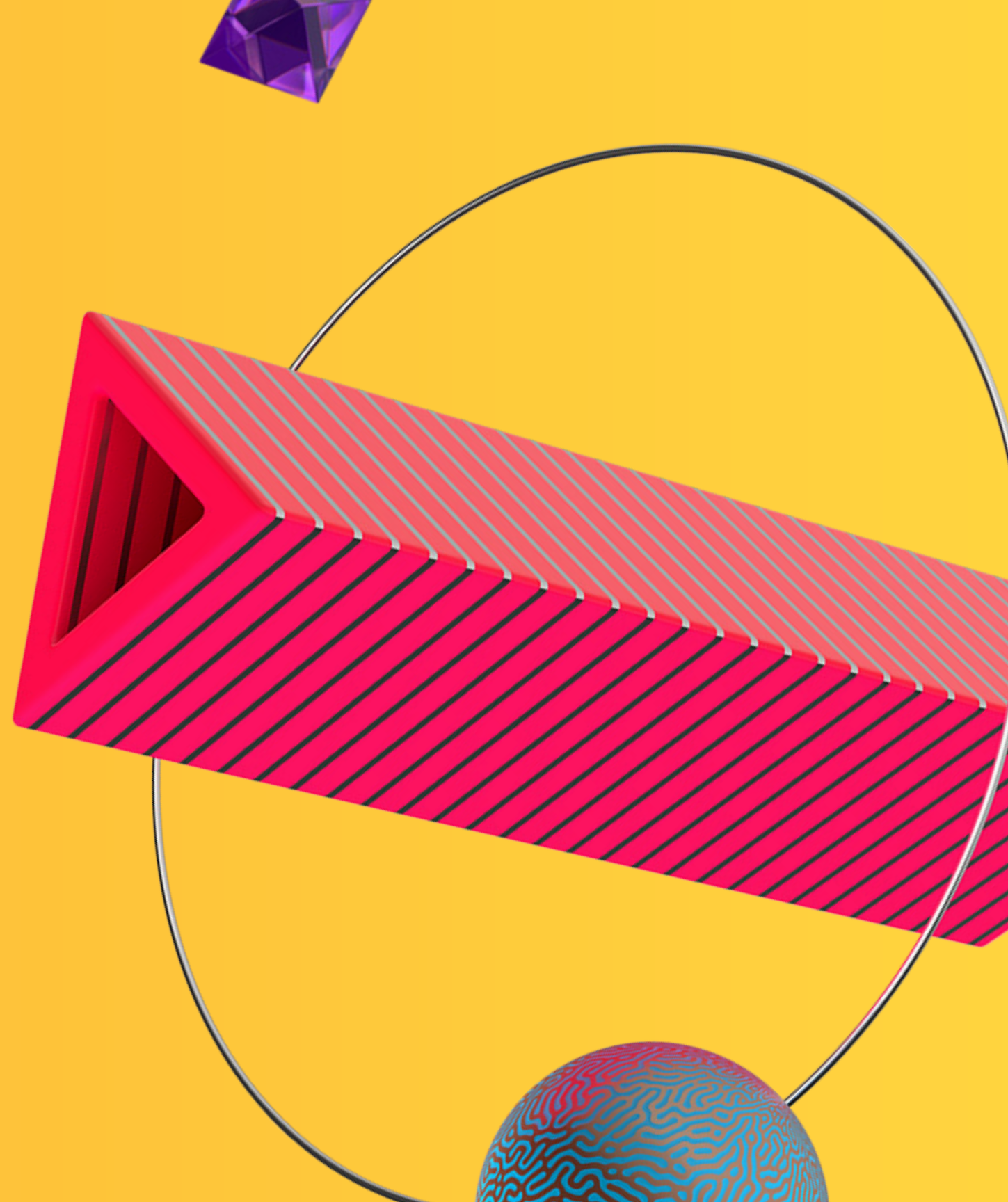
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Product Guide

12 MARCH 2024 | LBPG12042024

FOR INTERMEDIARY USE ONLY



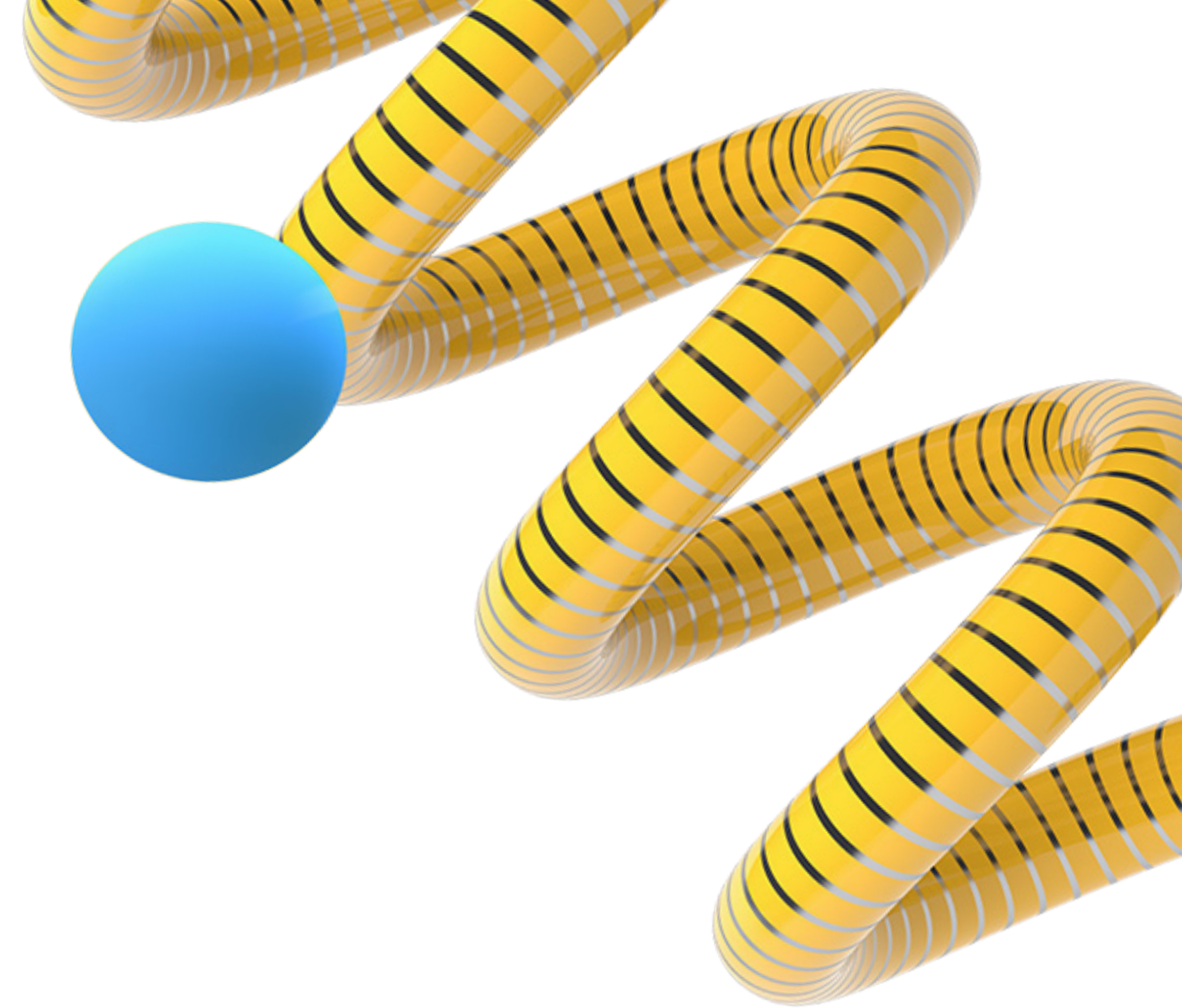
Welcome to Landbay

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



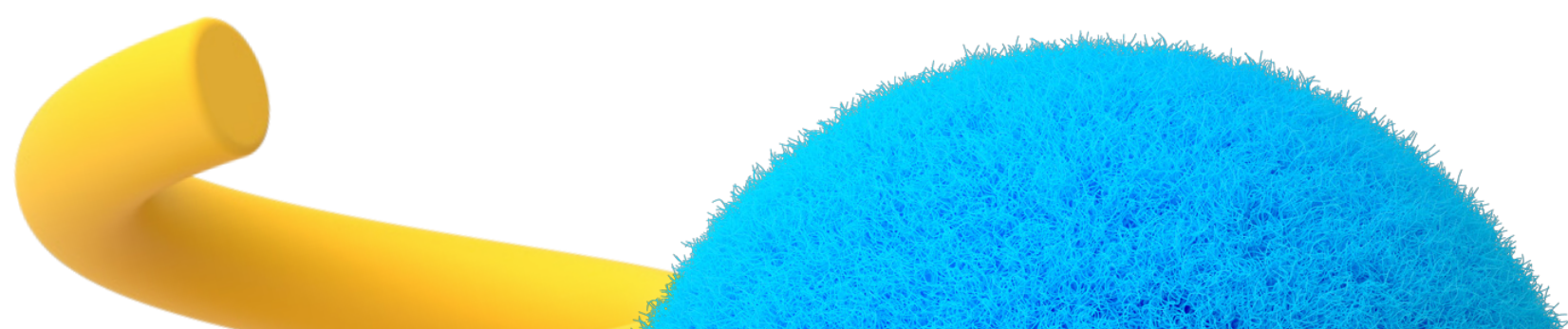
AVM products

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 Property AVM	5 Year Fixed	70%	5.49%	£1,299	£30k	£64,999	5.49%	5%/5%/3%/2%/2%	LVFE7024133	Free valuation Available to individuals and limited companies (SPVs)
Standard Property AVM	5 Year Fixed	70%	5.69%	0%	£65k	£525k	5.69%	5%/5%/3%/2%/2%	LVFE7024158	
Standard Property AVM	5 Year Fixed	70%	5.49%	2%	£65k	£525k	5.49%	5%/5%/3%/2%/2%	LVFE7024136	
Standard Property AVM	5 Year Fixed	70%	5.29%	3%	£65k	£525k	5.29%	5%/5%/3%/2%/2%	LVFE7024134	
Standard Property AVM	5 Year Fixed	70%	5.09%	4%	£65k	£525k	5.09%	5%/5%/3%/2%/2%	LVFE7024138	
Standard Property AVM	5 Year Fixed	70%	4.89%	5%	£65k	£525k	4.89%	5%/5%/3%/2%/2%	LVFE7024135	
Standard Property AVM	5 Year Fixed	70%	4.69%	6%	£65k	£525k	4.69%	5%/5%/3%/2%/2%	LVFE7024137	
Standard Property AVM	5 Year Fixed	70%	4.49%	7%	£65k	£525k	4.49%	5%/5%/3%/2%/2%	LVFE7024132	

Max property value up to £750k
Includes blocks of up to 6 storeys
Excludes HMOs and MUFBs
Excludes new builds
Excludes trading companies
Excludes self-built/developed properties
Lease must be greater than 85 years

All fixed rates revert to 3.49%+BBR.



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	5.50%	2%/2%	LVFB6524072	
Standard	2 Year Fixed	65%	3.94%	6%	£30k	£1.5m	5.50%	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	5.50%	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.

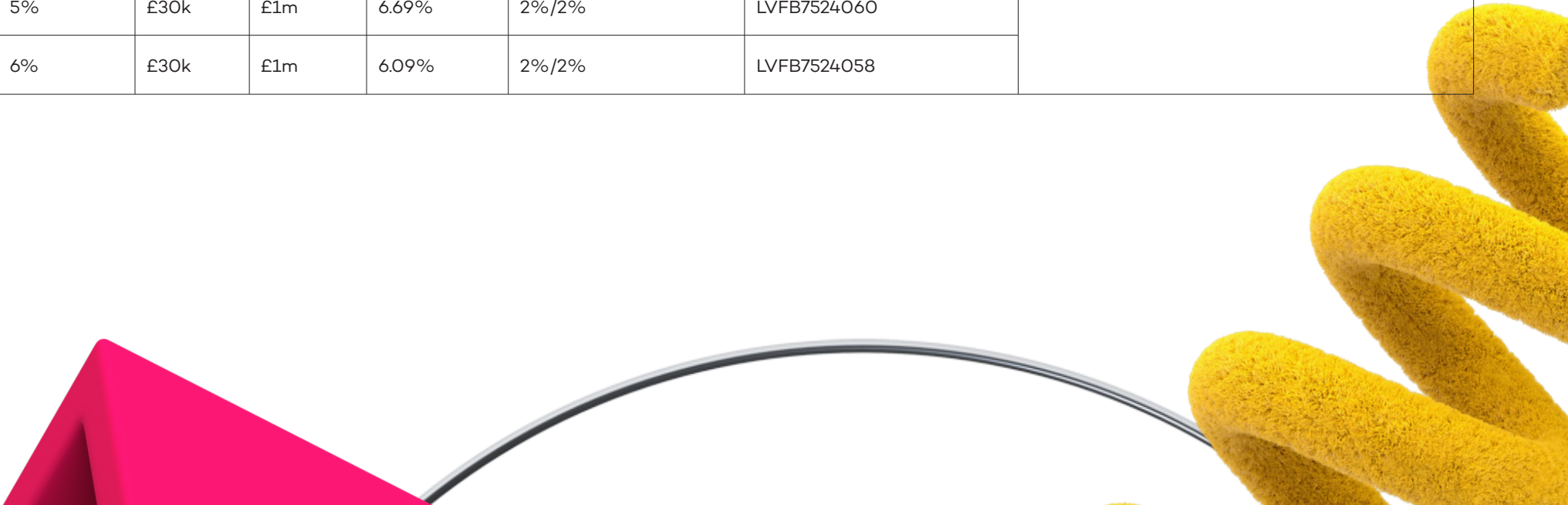


Core product range

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%	5.15%	3%	£100k	£2m	5.15%	5/5/3/2/2	LVFE5524150	Trading companies are not accepted.
Standard	5 Year Fixed	55%	4.95%	4%	£100k	£2m	4.95%	5/5/3/2/2	LVFE5524152	
Standard	5 Year Fixed	55%	4.75%	5%	£100k	£2m	4.75%	5/5/3/2/2	LVFE5524149	
Standard	5 Year Fixed	55%	4.55%	6%	£100k	£2m	4.55%	5/5/3/2/2	LVFE5524151	
Standard	5 Year Fixed	65%	5.29%	3%	£1.5m	£2m	5.29%	5/5/3/2/2	LVFE6524145	
Standard	5 Year Fixed	65%	5.09%	4%	£1.5m	£2m	5.09%	5/5/3/2/2	LVFE6524146	
Standard	5 Year Fixed	65%	4.89%	5%	£1.5m	£2m	4.89%	5/5/3/2/2	LVFE6524141	
Standard	5 Year Fixed	65%	4.69%	6%	£1.5m	£2m	4.69%	5/5/3/2/2	LVFE6524144	
Standard	5 Year Fixed	70%	4.69%	7%	£65k	£1.5m	4.69%	5/5/3/2/2	LVFE7024137	
Standard	5 Year Fixed	75%	5.49%	£1,299	£30k	£64,999	5.49%	5/5/3/2/2	LVFE7524139	
Standard	5 Year Fixed	75%	5.69%	0%	£65K	£1.5m	5.69%	5/5/3/2/2	LVFE7524129	
Standard	5 Year Fixed	75%	5.49%	2%	£65K	£1.5m	5.49%	5/5/3/2/2	LVFE7524148	
Standard	5 Year Fixed	75%	5.29%	3%	£65K	£1.5m	5.29%	5/5/3/2/2	LVFE7524147	
Standard	5 Year Fixed	75%	5.09%	4%	£65K	£1.5m	5.09%	5/5/3/2/2	LVFE7524140	
Standard	5 Year Fixed	75%	4.89%	5%	£65K	£1.5m	4.89%	5/5/3/2/2	LVFE7524142	
Standard	5 Year Fixed	75%	4.69%	6%	£65K	£1.5m	4.69%	5/5/3/2/2	LVFE7524143	

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										New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	65%	5.74%	3%	£75k	£1.5m	7.74%	2%/2%	LHFB6524104	
Small HMO	2 Year Fixed	65%	4.69%	5%	£75k	£1.5m	6.69%	2%/2%	LHFB6524103	
Small HMO	2 Year Fixed	65%	4.14%	6%	£75k	£1.5m	6.14%	2%/2%	LHFB6524102	
Small HMO	2 Year Fixed	75%	5.94%	3%	£75k	£1m	7.94%	2%/2%	LHFB7524127	
Small HMO	2 Year Fixed	75%	4.84%	5%	£75k	£1m	6.84%	2%/2%	LHFB7524096	
Small HMO	2 Year Fixed	75%	4.29%	6%	£75k	£1m	6.29%	2%/2%	LHFB7524094	
Small HMO	5 Year Fixed	65%	5.69%	3%	£75k	£1m	5.69%	5%/5%/3%/2%/2%	LHFE6524197	
Small HMO	5 Year Fixed	65%	5.19%	5%	£75k	£1m	5.19%	5%/5%/3%/2%/2%	LHFE6524201	
Small HMO	5 Year Fixed	65%	4.89%	6%	£75k	£1m	4.89%	5%/5%/3%/2%/2%	LHFE6524204	

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
										New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.79%	3%	£75k	£1m	5.79%	5%/5%/3%/2%/2%	LHFE7524193	
Small HMO	5 Year Fixed	75%	5.29%	5%	£75k	£1m	5.29%	5%/5%/3%/2%/2%	LHFE7524196	
Small HMO	5 Year Fixed	75%	4.99%	6%	£75k	£1m	4.99%	5%/5%/3%/2%/2%	LHFE7524203	
LARGE HOUSES IN MULTIPLE OCCUPATION										New build properties accepted Up to 12 beds/units
Large HMO	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231313	
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										New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.94%	5%	£75k	£1m	6.94%	2%/2%	LHFB7524099	
Small HMO	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/3%/2%/2%	LHFE7524190	

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										New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	65%	5.74%	3%	£75k	£1.5m	7.74%	2%/2%	LHFB6524097	
Small MUFB	2 Year Fixed	65%	4.69%	5%	£75k	£1.5m	6.69%	2%/2%	LHFB6524100	
Small MUFB	2 Year Fixed	65%	4.14%	6%	£75k	£1.5m	6.14%	2%/2%	LHFB6524101	
Small MUFB	2 Year Fixed	75%	5.94%	3%	£75k	£1m	7.94%	2%/2%	LHFB7524092	
Small MUFB	2 Year Fixed	75%	4.84%	5%	£75k	£1m	6.84%	2%/2%	LHFB7524095	
Small MUFB	2 Year Fixed	75%	4.29%	6%	£75k	£1m	6.29%	2%/2%	LHFB7524093	
Small MUFB	5 Year Fixed	65%	5.69%	3%	£75k	£1m	5.69%	5%/5%/3%/2%/2%	LHFE6524198	
Small MUFB	5 Year Fixed	65%	5.19%	5%	£75k	£1m	5.19%	5%/5%/3%/2%/2%	LHFE6524194	
Small MUFB	5 Year Fixed	65%	4.89%	6%	£75k	£1m	4.89%	5%/5%/3%/2%/2%	LHFE6524200	

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
										New build properties accepted Up to 6 beds/unit
Small MUFB	5 Year Fixed	75%	5.79%	3%	£75k	£1m	5.79%	5%/5%/3%/2%/2%	LHFE7524191	
Small MUFB	5 Year Fixed	75%	5.29%	5%	£75k	£1m	5.29%	5%/5%/3%/2%/2%	LHFE7524199	
Small MUFB	5 Year Fixed	75%	4.99%	6%	£75k	£1m	4.99%	5%/5%/3%/2%/2%	LHFE7524202	
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%	4.94%	5%	£75k	£1m	6.94%	2%/2%	LHFB7524098	
Small MUFB	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/3%/2%/2%	LHFE7524195	

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%	4.94%	5%	£75k	£1m	6.94%	2%/2%	LVFB7524122	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%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LHFB7524124	
Small MUFB	2 Year Fixed	75%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LHFB7524123	
Standard	5 Year Fixed	75%	5.29%	5%	£75k	£1m	5.29%	5%/5%/3%/2%/2%	LVFE7524205	
Small HMO	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/3%/2%/2%	LHFE7524192	
Small MUFB	5 Year Fixed	75%	5.39%	5%	£75k	£1m	5.39%	5%/5%/3%/2%/2%	LHFE7524189	

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										New build properties accpeted The current BBR is 5.25%.
Standard	2 year tracker	65%	6.69% (1.44%+BBR)	3%	£75k	£1m	8.69%	n/a	LVDB65231784	
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.



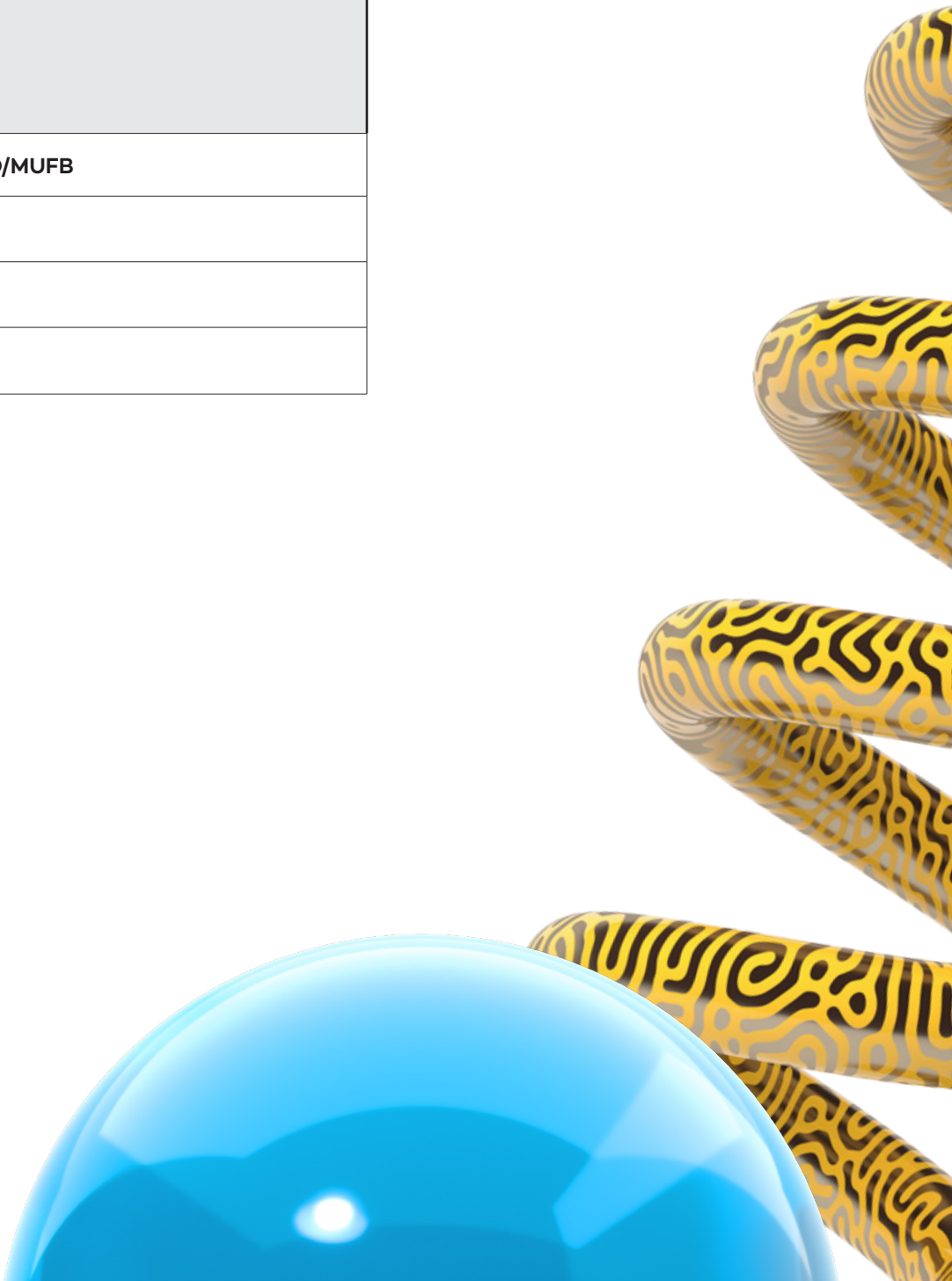
ICR rules

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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