

LANDBAY

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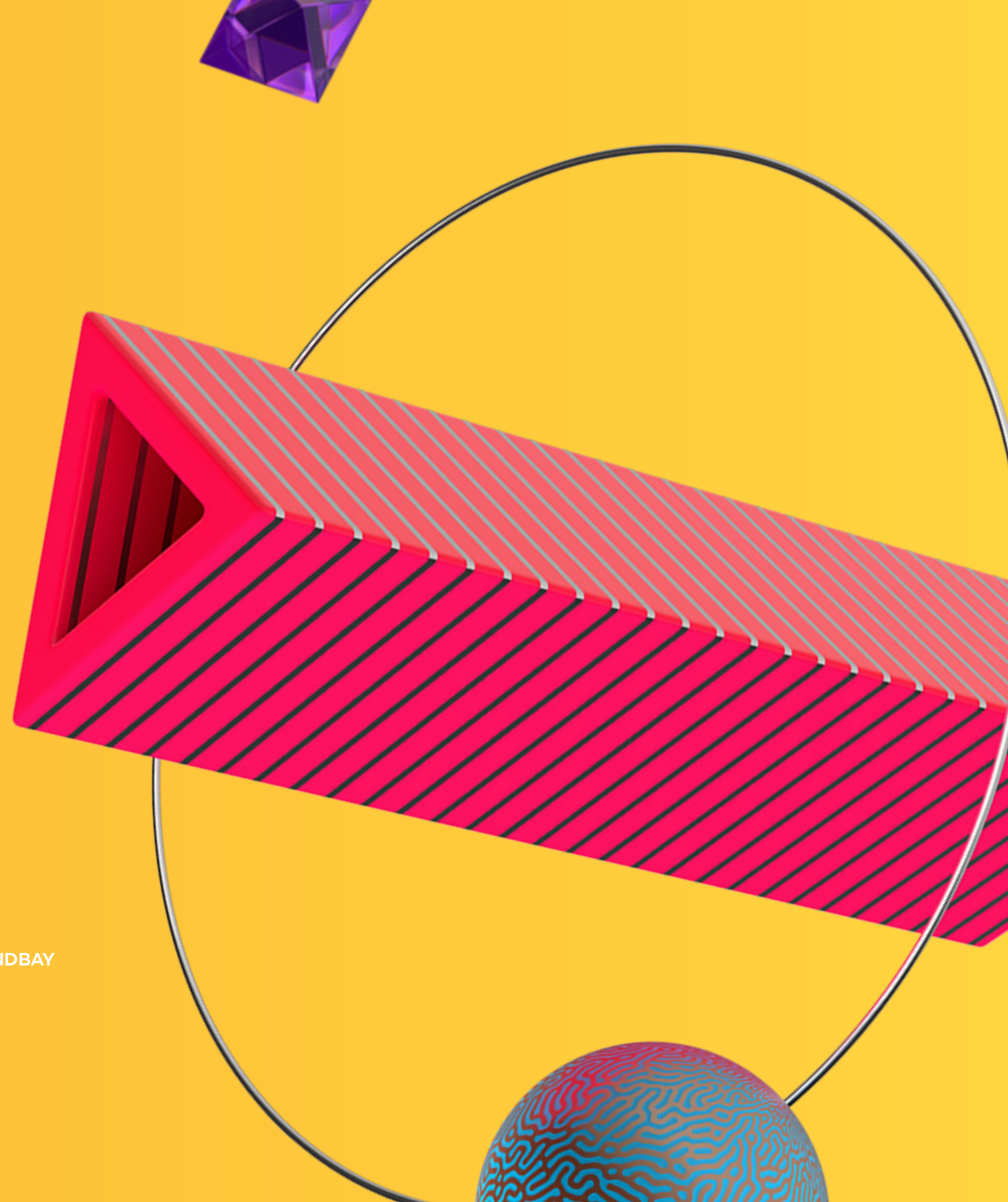
Loyalty remortgage products

With £350 cashback

26 MARCH 2024 | LRBPG260324

AVAILABLE TO LANDBAY BORROWERS LOOKING TO REMORTGAGE THEIR EXISTING PROPERTY BACK TO LANDBAY
STANDARD UNDERWRITING, VALUATION AND CONVEYANCING REQUIRED
PROC FEE 0.35%

INTERMEDIARY USE ONLY



Welcome to Landbay

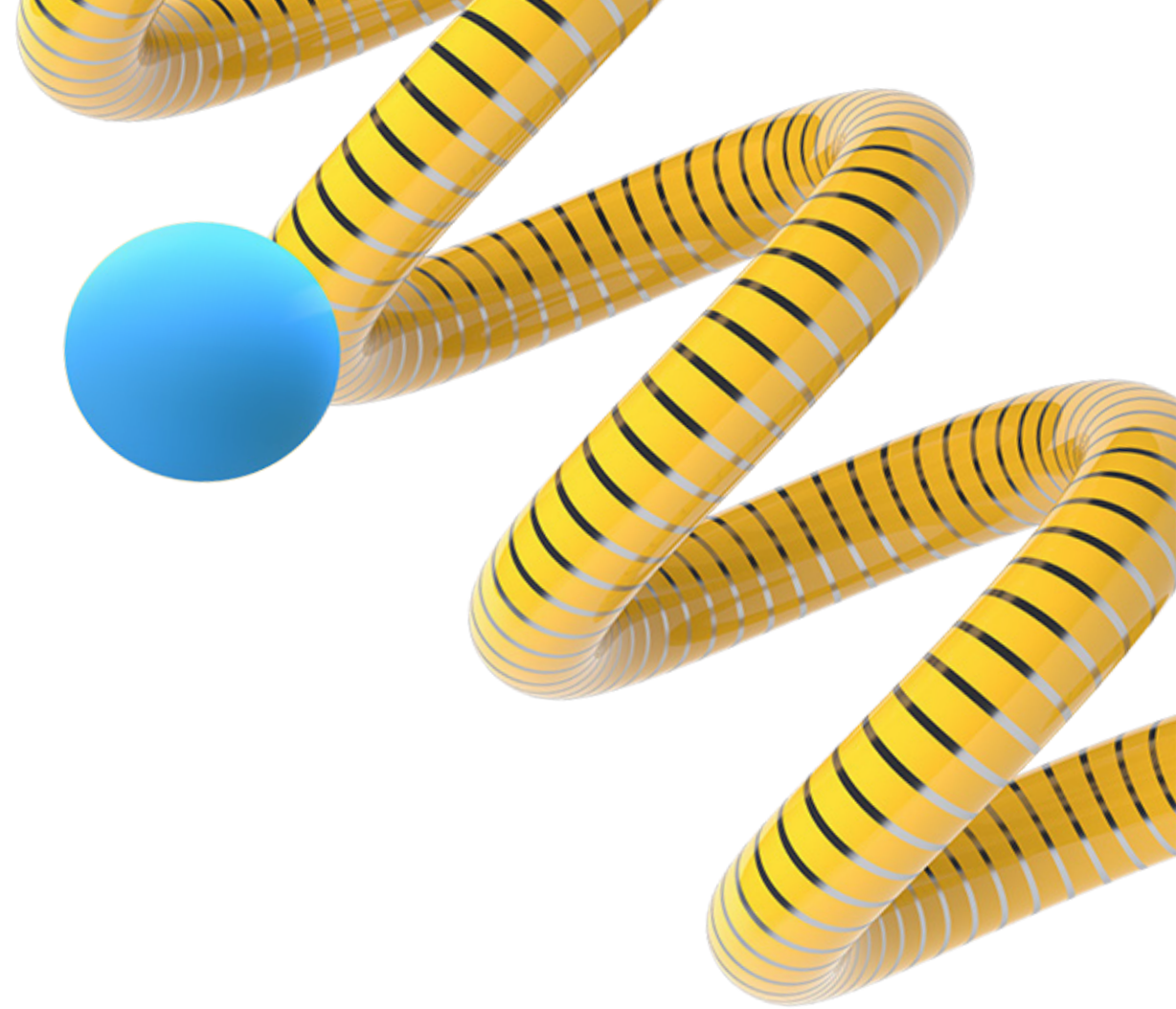
Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- 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)
- Special Edition Standard products
- SPV, LLP & trading Limited Companies



Loyalty Like-for-Like remortgage

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	70%	4.54%	5%	£30k	£1m	5.54%	2%/2%	LVFB7024054-LR	The loan-to-value for all these products is 75% gross (i.e. including fees). No increased borrowing permitted.
Standard	2 Year Fixed	70%	3.99%	6%	£30k	£1m	5.50%	2%/2%	LVFB7024055-LR	

Like for Like Remortgage 2 year products are stressed at either 5.5% or rate +1%, whichever is greater.
All fixed rates revert to 3.49%+BBR.

- Properties above/adjacent commercial property - max LTV 70%
- New builds - max LTV 60%
- Max property value - £3m
- Max new build property value - £1.5m
- No listed buildings or converted office buildings
- No adjoining properties sharing party wall
- Min lease of 85 years at completion
- Regional restrictions may apply - refer



Loyalty remortgage 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	75%	4.54%	5%	£30k	£1m	6.54%	2%/2%	LVFB7524060-LR	
Standard	2 Year Fixed	75%	3.99%	6%	£30k	£1m	5.99%	2%/2%	LVFB7524058-LR	

All fixed rates revert to 3.49%+BBR

- Properties above/adjacent commercial property - max LTV 70%
- New builds - max LTV 60%
- Max property value - £3m
- Max new build property value - £1.5m
- No listed buildings or converted office buildings
- No adjoining properties sharing party wall
- Min lease of 85 years at completion
- Regional restrictions may apply - refer



Loyalty remortgage 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	2 Year Fixed	75%	5.24%	4%	£75k	£1m	7.24%	2%/2%	LHFB7524237-LR	Includes £350 cashback New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.64%	5%	£75k	£1m	6.64%	2%/2%	LHFB7524251-LR	
Small HMO	5 Year Fixed	75%	5.19%	5%	£75k	£1m	5.19%	5%/5%/3%/2%/2%	LHFE7524196-LR	
Small HMO	5 Year Fixed	75%	4.89%	6%	£75k	£1m	4.89%	5%/5%/3%/2%/2%	LHFE7524203-LR	

All fixed rates revert to 3.49%+BBR



Loyalty remortgage 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 MUFB	2 Year Fixed	75%	5.24%	4%	£75k	£1m	7.24%	2%/2%	LHFB7524239-LR	Includes £350 cashback New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	75%	4.64%	5%	£75k	£1m	6.64%	2%/2%	LHFB7524250-LR	
Small MUFB	5 Year Fixed	75%	5.19%	5%	£75k	£1m	5.19%	5%/5%/3%/2%/2%	LHFE7524199-LR	
Small MUFB	5 Year Fixed	75%	4.89%	6%	£75k	£1m	4.89%	5%/5%/3%/2%/2%	LHFE7524202-LR	

All fixed rates revert to 3.49%+BBR

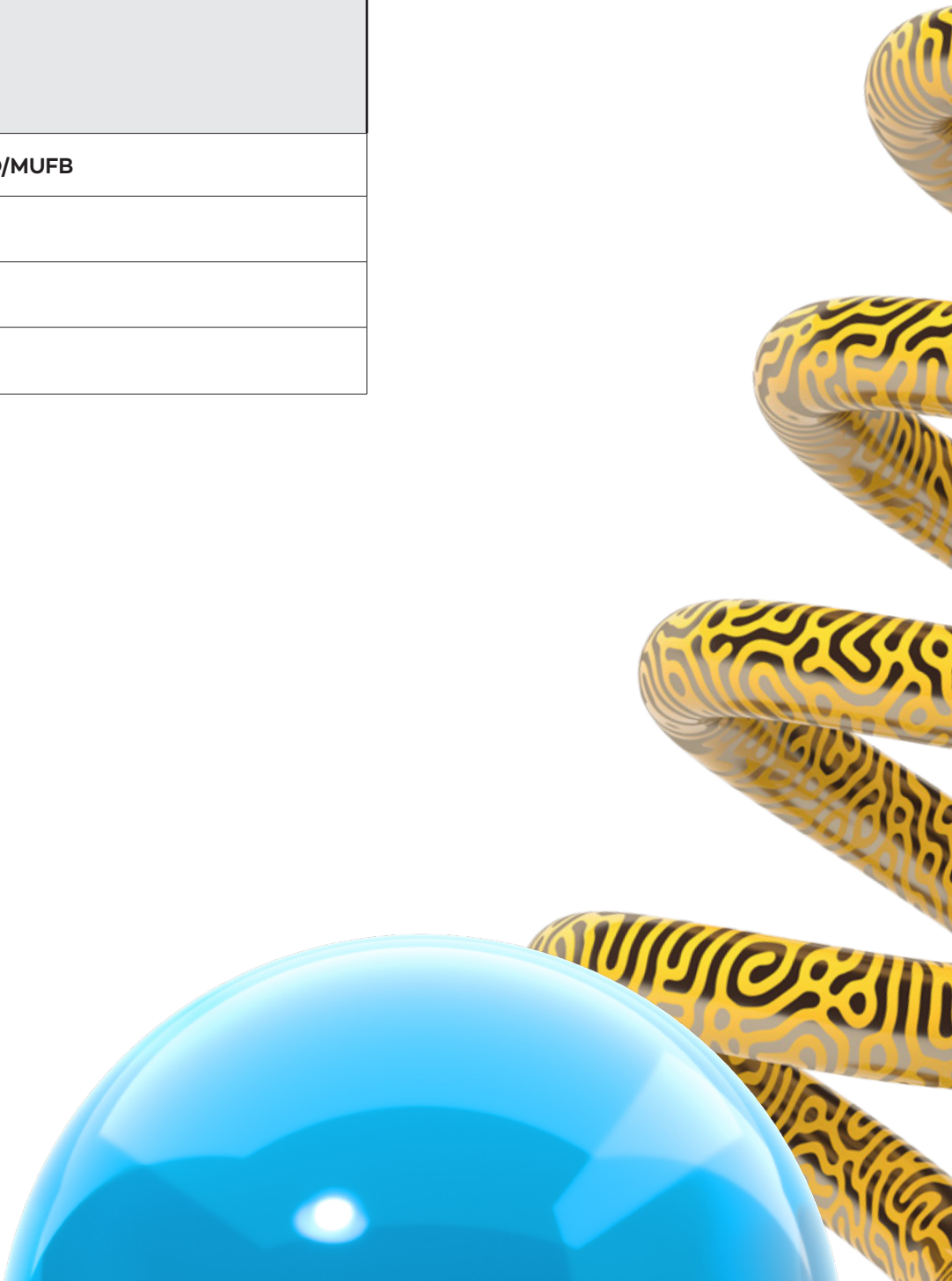
ICR rules

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 LOYALTY 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



LANDBAY
Your lending partner

