




LANDBAY

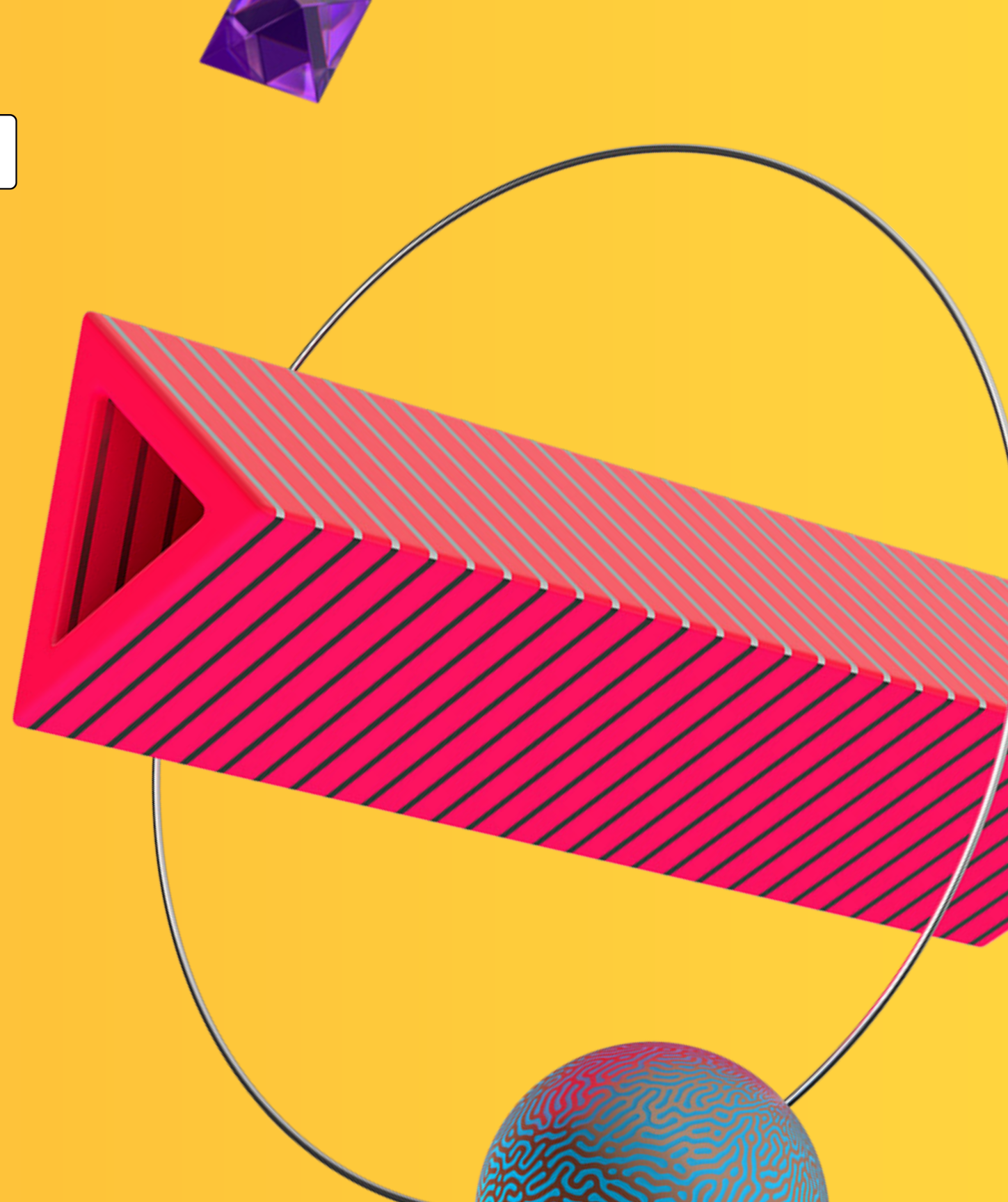
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Product Guide

26 MARCH 2024 | LBPG26032024

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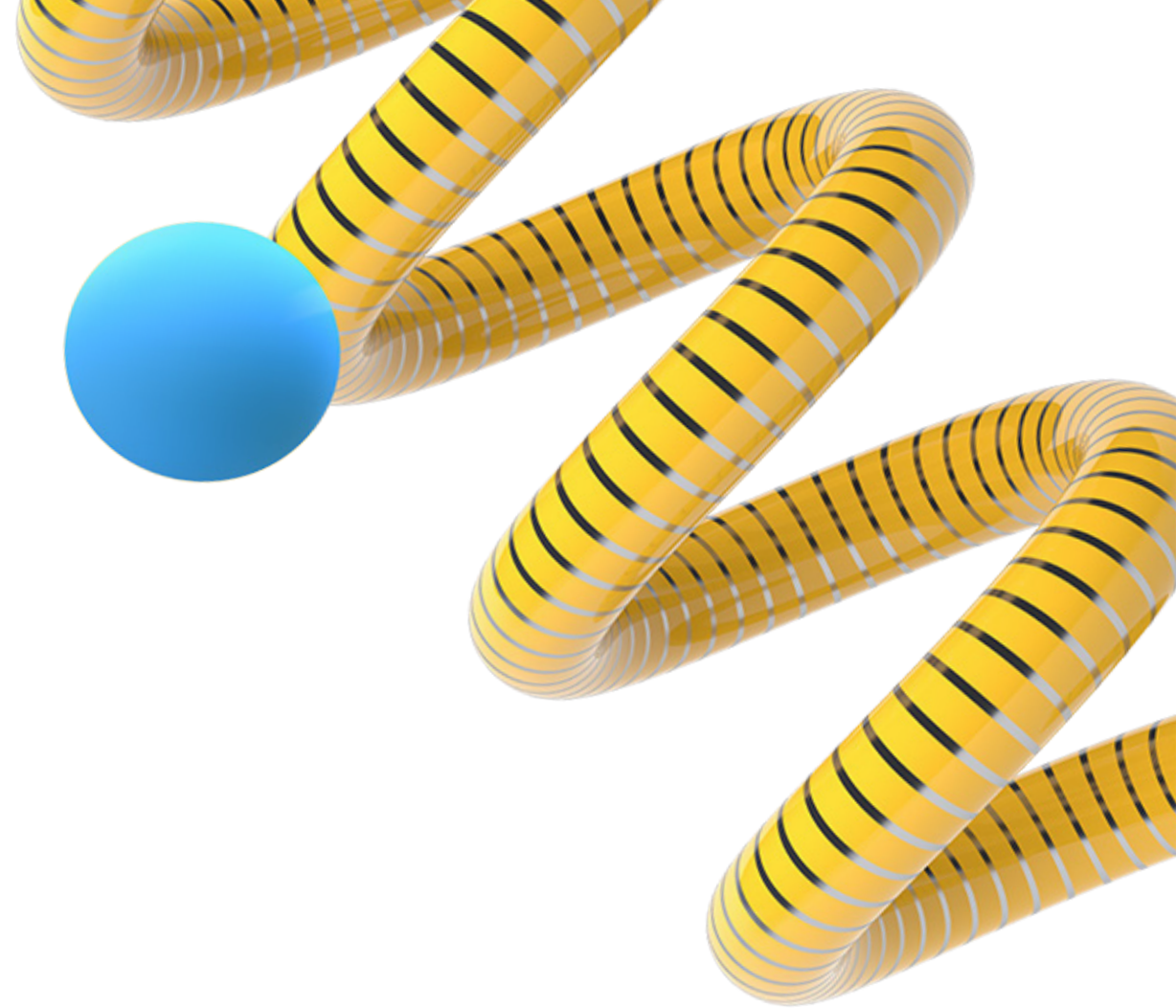
Welcome to Landbay

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



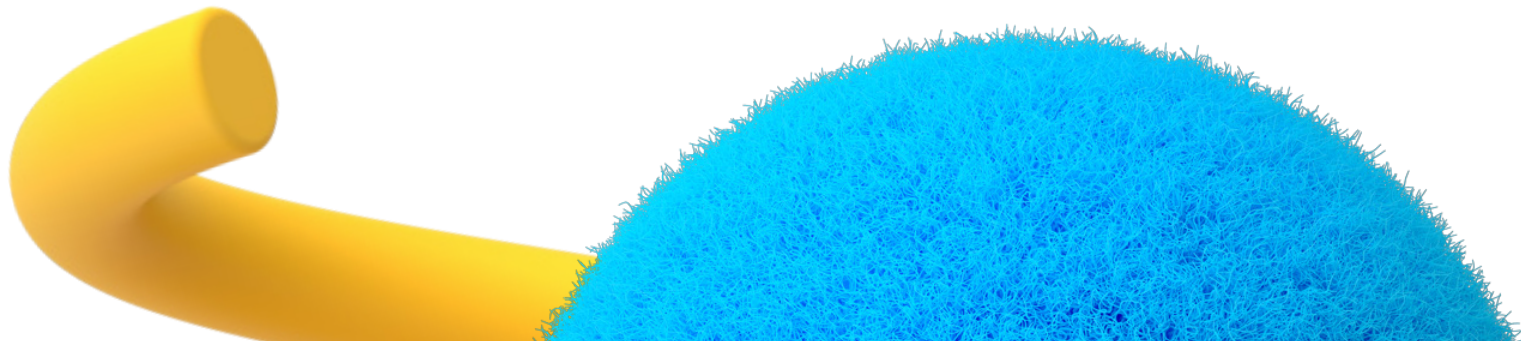
AVM products

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%	5.59%	£1,299	£30k	£64,999	5.59%	5%/5%/3%/2%/2%	LVFE7024181	Free valuation Available to individuals and limited companies (SPVs)
Standard Property AVM	5 Year Fixed	70%	5.99%	0%	£65k	£525k	5.99%	5%/5%/3%/2%/2%	LVFE7024187	
Standard Property AVM	5 Year Fixed	70%	5.59%	2%	£65k	£525k	5.59%	5%/5%/3%/2%/2%	LVFE7024182	
Standard Property AVM	5 Year Fixed	70%	5.39%	3%	£65k	£525k	5.39%	5%/5%/3%/2%/2%	LVFE7024183	
Standard Property AVM	5 Year Fixed	70%	5.19%	4%	£65k	£525k	5.19%	5%/5%/3%/2%/2%	LVFE7024180	
Standard Property AVM	5 Year Fixed	70%	4.99%	5%	£65k	£525k	4.99%	5%/5%/3%/2%/2%	LVFE7024185	
Standard Property AVM	5 Year Fixed	70%	4.79%	6%	£65k	£525k	4.79%	5%/5%/3%/2%/2%	LVFE7024179	
Standard Property AVM	5 Year Fixed	70%	4.59%	7%	£65k	£525k	4.59%	5%/5%/3%/2%/2%	LVFE7024184	

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 PROPERTIES - UP TO 65% LTV										<ul style="list-style-type: none">No increased borrowing permittedProperties above/adjacent commercial property - max LTV 70%New builds - max LTV 60%Max property value - £3mMax new build property value - £1.5mNo listed buildings or converted office buildings
Standard	2 Year Fixed	65%	5.64%	3%	£30k	£1.5m	6.64%	2%/2%	LVFB6524071	
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 PROPERTIES - UP TO 70% LTV										<ul style="list-style-type: none">No adjoining properties sharing party wallMin lease of 85 years at completionRegional restrictions may apply - refer <ul style="list-style-type: none">The current BBR is 5.25%
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 PROPERTIES - UP TO 55% LTV											<ul style="list-style-type: none">• 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
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 PROPERTIES - UP TO 65% LTV											
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 PROPERTIES - UP TO 75% LTV											
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 PROPERTIES - UP TO 55% LTV										Trading companies are not accepted.
Standard	5 Year Fixed	55%	5.25%	3%	£100k	£1.5m	5.25%	5/5/3/2/2	LVFE5524216	
Standard Large Loan	5 Year Fixed	55%	5.25%	3%	£1.5m	£2m	5.25%	5/5/3/2/2	LVFE5524227	
Standard	5 Year Fixed	55%	5.05%	4%	£100k	£1.5m	5.05%	5/5/3/2/2	LVFE5524215	
Standard Large Loan	5 Year Fixed	55%	5.05%	4%	£1.5m	£2m	5.05%	5/5/3/2/2	LVFE5524226	
Standard	5 Year Fixed	55%	4.85%	5%	£100k	£1.5m	4.85%	5/5/3/2/2	LVFE5524209	
Standard Large Loan	5 Year Fixed	55%	4.85%	5%	£1.5m	£2m	4.85%	5/5/3/2/2	LVFE5524220	
Standard	5 Year Fixed	55%	4.65%	6%	£100k	£1.5m	4.65%	5/5/3/2/2	LVFE5524209	
Standard Large Loan	5 Year Fixed	55%	4.65%	6%	£1.5m	£2m	4.65%	5/5/3/2/2	LVFE5524223	
STANDARD PROPERTIES - UP TO 65% LTV										
Standard	5 Year Fixed	65%	4.94%	5%	£100k	£1.5m	4.94%	5/5/3/2/2	LVFE6524229	
Standard	5 Year Fixed	65%	4.74%	6%	£100k	£1.5m	4.74%	5/5/3/2/2	LVFE6524228	
STANDARD PROPERTIES - UP TO 70% LTV										
Standard	5 Year Fixed	70%	4.54%	7%	£65k	£1m	4.54%	5/5/3/2/2	LVFE7024230	
Standard	5 Year Fixed	70%	4.59%	7%	£1m	£1.5m	4.59%	5/5/3/2/2	LVFE024218	

All fixed rates revert to 3.49%+BBR.

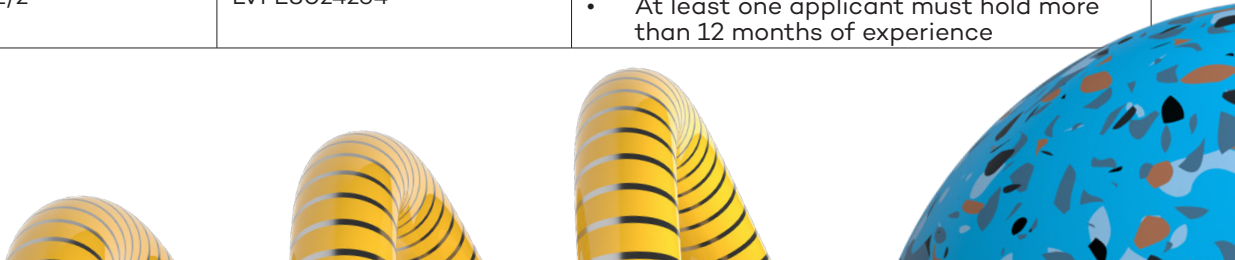


Core product range

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 PROPERTIES - UP TO 75% LTV										Trading companies are not accepted.
Standard	5 Year Fixed	75%	5.59%	£1,299	£30k	£64,999	5.59%	5/5/3/2/2	LVFE7524178	
Standard	5 Year Fixed	75%	5.99%	0%	£65K	£1m	5.99%	5/5/3/2/2	LVFE7524206	
Standard	5 Year Fixed	75%	5.59%	2%	£65K	£1m	5.59%	5/5/3/2/2	LVFE7524210	
Standard Large Loan	5 Year Fixed	75%	5.59%	2%	£1m	£1.5m	5.59%	5/5/3/2/2	LVFE7524221	
Standard	5 Year Fixed	75%	5.39%	3%	£65K	£1m	5.39%	5/5/3/2/2	LVFE7524213	
Standard Large Loan	5 Year Fixed	75%	5.39%	3%	£1m	£1.5m	5.39%	5/5/3/2/2	LVFE7524224	
Standard	5 Year Fixed	75%	5.19%	4%	£65K	£1m	5.19%	5/5/3/2/2	LVFE7524214	
Standard Large Loan	5 Year Fixed	75%	5.19%	4%	£1.5m	£1.5m	5.19%	5/5/3/2/2	LVFE7524225	
Standard	5 Year Fixed	75%	4.99%	5%	£65K	£1m	4.99%	5/5/3/2/2	LVFE7524208	
Standard Large Loan	5 Year Fixed	75%	4.99%	5%	£1m	£1.5m	4.99%	5/5/3/2/2	LVFE7524219	
Standard	5 Year Fixed	75%	4.79%	6%	£65K	£1m	4.79%	5/5/3/2/2	LVFE7524211	
Standard Large Loan	5 Year Fixed	75%	4.79%	6%	£65K	£1.5m	4.79%	5/5/3/2/2	LVFE7524222	
STANDARD PROPERTIES - UP TO 80% LTV										<ul style="list-style-type: none">• Properties above/adjacent commercial• New build properties• Ex local authority properties• At least one applicant must hold more than 12 months of experience
Standard	5 Year Fixed	80%	6.39%	0%	£75k	£500k	6.39%	5/5/3/2/2	LVFE8024264	

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 - 2 YEAR FIXED RATE - UP TO 65% LTV										First-time landlords are not accepted New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	65%	5.64%	3%	£75k	£1.5m	7.64%	2%/2%	LHFB6524243	
Small HMO	2 Year Fixed	65%	4.59%	5%	£75k	£1.5m	6.59%	2%/2%	LHFB6524245	
Small HMO	2 Year Fixed	65%	4.04%	6%	£75k	£1.5m	6.04%	2%/2%	LHFB6524242	
SMALL HMO - 2 YEAR FIXED RATE - UP TO 75% LTV										
Small HMO	2 Year Fixed	75%	5.84%	3%	£75k	£1m	7.84%	2%/2%	LHFB7524236	
Small HMO	2 Year Fixed	75%	4.74%	5%	£75k	£1m	6.74%	2%/2%	LHFB7524251	
Small HMO	2 Year Fixed	75%	4.19%	6%	£75k	£1m	6.19%	2%/2%	LHFB7524248	
SMALL HMO - 5 YEAR FIXED RATE - UP TO 65% LTV										
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
SMALL HMO - 5 YEAR FIXED RATE - UP TO 75% LTV										First-time landlords are not accepted 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	
SMALL HMO - 5 YEAR FIXED RATE - UP TO 80% LTV										First-time landlords are not accepted Up to 6 beds/units
Small HMO	5 Year Fixed	80%	6.59%	0%	£75k	£500k	6.59%	5%/5%/3%/2%/2%	LHFE8024266	
LARGE HOUSES IN MULTIPLE OCCUPATION										First-time landlords are not accepted 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										First-time landlords are not accepted New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	4.84%	5%	£75k	£1m	6.84%	2%/2%	LHFB7524253	
Small HMO	5 Year Fixed	75%	5.34%	5%	£75k	£1m	5.34%	5%/5%/3%/2%/2%	LHFE7524235	

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 MUFB - 2 YEAR FIXED RATE - UP TO 65% LTV										First-time landlords are not accepted New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	65%	5.64%	3%	£75k	£1.5m	7.64%	2%/2%	LHFB6524249	
Small MUFB	2 Year Fixed	65%	4.59%	5%	£75k	£1.5m	6.59%	2%/2%	LHFB6524246	
Small MUFB	2 Year Fixed	65%	4.04%	6%	£75k	£1.5m	6.04%	2%/2%	LHFB6524244	
SMALL MUFB - 2 YEAR FIXED RATE - UP TO 75% LTV										
Small MUFB	2 Year Fixed	75%	5.84%	3%	£75k	£1m	7.84%	2%/2%	LHFB7524254	
Small MUFB	2 Year Fixed	75%	4.74%	5%	£75k	£1m	6.74%	2%/2%	LHFB7524250	
Small MUFB	2 Year Fixed	75%	4.19%	6%	£75k	£1m	6.19%	2%/2%	LHFB7524247	
SMALL MUFB - 5 YEAR FIXED RATE - UP TO 65% LTV										
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
SMALL MUFB - 5 YEAR FIXED RATE - UP TO 75% LTV										First-time landlords are not accepted 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										First-time landlords are not accepted 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										First-time landlords are not accepted New build properties accepted Up to 6 beds/unit
Small MUFB	2 Year Fixed	75%	4.84%	5%	£75k	£1m	6.84%	2%/2%	LHFB7524252	
Small MUFB	5 Year Fixed	75%	5.34%	5%	£75k	£1m	5.34%	5%/5%/3%/2%/2%	LHFE7524232	

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%	4.84%	5%	£75k	£1m	6.84%	2%/2%	LVFB7524238	Trading companies only New build properties accepted No first-time landlords Small HMO/MUFB Up to 6 beds/units
Standard	5 Year Fixed	75%	5.24%	5%	£75k	£1m	5.24%	5%/5%/3%/2%/2%	LVFE7524231	
Small HMO	2 Year Fixed	75%	4.94%	5%	£75k	£1m	6.94%	2%/2%	LHFB7524241	
Small HMO	5 Year Fixed	75%	5.34%	5%	£75k	£1m	5.34%	5%/5%/3%/2%/2%	LHFE7524233	
Small MUFB	2 Year Fixed	75%	4.94%	5%	£75k	£1m	6.94%	2%/2%	LHFB7524240	
Small MUFB	5 Year Fixed	75%	5.34%	5%	£75k	£1m	5.34%	5%/5%/3%/2%/2%	LHFE7524233	

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%	6.59% (1.34%+BBR)	3%	£75k	£1m	8.59%	n/a	LVDB6524259	
Standard	2 year tracker	65%	5.49% (0.24%+BBR)	5%	£75k	£1m	7.49%	n/a	LVDB6524260	
Standard	2 year tracker	75%	6.79% (1.54%+BBR)	3%	£30k	£1m	8.74%	n/a	LVDB7524255	
Standard	2 year tracker	75%	5.69% (0.44%+BBR)	5%	£30k	£1m	7.64%	n/a	LVDB7524256	
SMALL HMO - UP TO 6 BEDS										
Small HMO	2 year tracker	75%	6.84% (1.59% + BBR)	3%	£75k	£1m	8.84%	n/a	LHDB7524257	
Small HMO	2 year tracker	75%	5.74% (0.49% + BBR)	5%	£75k	£1m	7.74%	n/a	LHDB7524258	
SMALL MUFB - UP TO 6 BEDS										
Small MUFB	2 year tracker	75%	6.84% (1.599% + BBR)	3%	£75k	£1m	8.84%	n/a	LHDB7524261	
Small MUFB	2 year tracker	75%	5.74% (0.49% + BBR)	5%	£75k	£1m	7.74%	n/a	LHDB7524262	

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.



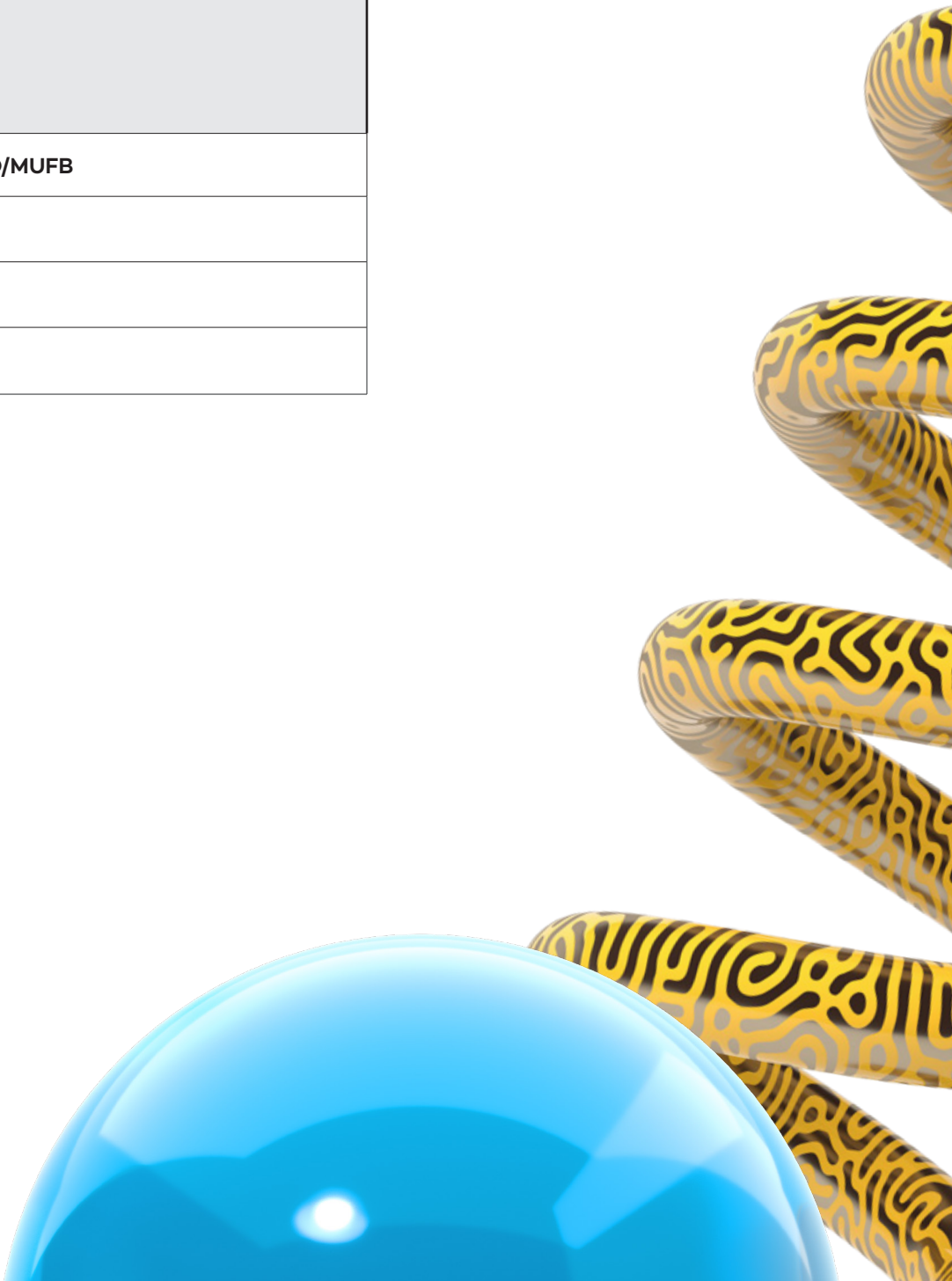
ICR rules

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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