


LANDBAY

# Product Guide

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FOR INTERMEDIARY USE ONLY

**Complete**   
Your specialist packager distributor

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# Welcome to Landbay

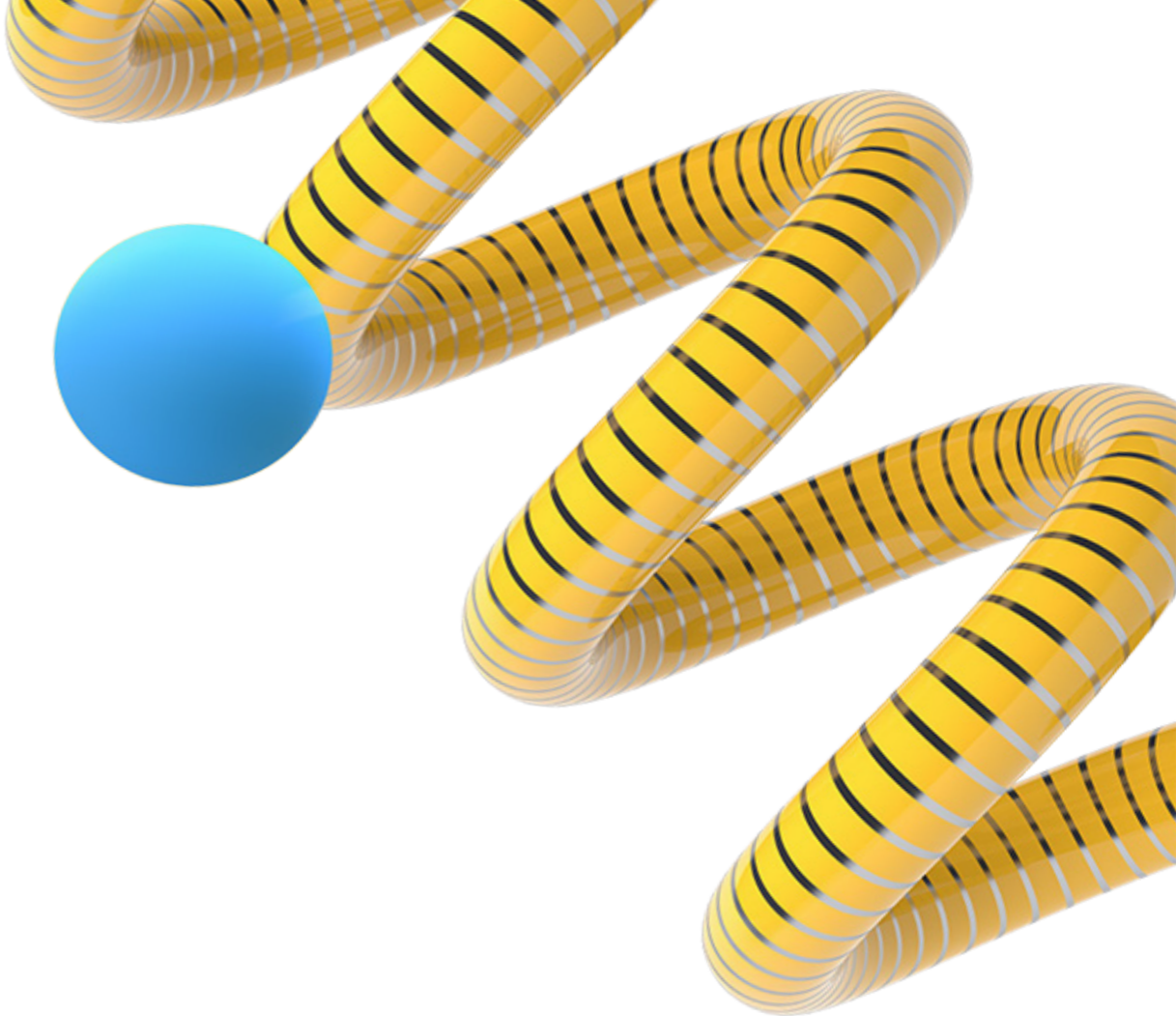
Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- 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



## 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										No increased borrowing permitted  The current BBR is 5.25%
Standard	2 Year Fixed	65%	5.74%	3%	£30k	£1.5m	5.74%	2%/2%	LVFB6524387	
Standard	2 Year Fixed	65%	5.24%	4%	£30k	£1.5m	5.24%	2%/2%	LVFB6524388	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.89%	3%	£30k	£1m	5.89%	2%/2%	LVFB7524385	
Standard	2 Year Fixed	75%	5.39%	4%	£30k	£1m	5.39%	2%/2%	LVFB7524386	

**Like for Like 2 year products are stressed at the product pay rate.**

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
<b>STANDARD PROPERTIES - UP TO 55% LTV</b>										Trading companies are not accepted.
Standard	2 Year Fixed	55%	4.44%	5%	£30k	£1.5m	6.44%	2%/2%	LVFB5524423	
<b>STANDARD PROPERTIES - UP TO 65% LTV</b>										
Standard	2 Year Fixed	65%	5.74%	3%	£30k	£1.5m	7.74%	2%/2%	LVFB6524425	
Standard	2 Year Fixed	65%	4.54%	5%	£30k	£1.5m	6.54%	2%/2%	LVFB6524424	
<b>STANDARD PROPERTIES - UP TO 75% LTV</b>										
Standard	2 Year Fixed	75%	5.89%	3%	£30k	£1m	7.89%	2%/2%	LVFB7524421	
Standard	2 Year Fixed	75%	5.39%	4%	£30k	£1m	7.39%	2%/2%	LVFB7524422	
Standard	2 Year Fixed	75%	4.84%	5%	£30k	£1m	6.84%	2%/2%	LVFB7524428	
Standard	2 Year Fixed	75%	4.24%	6%	£30k	£1m	6.24%	2%/2%	LVFB7524427	

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
<b>STANDARD PROPERTIES - UP TO 55% LTV</b>										Trading companies are not accepted.
Standard	5 Year Fixed	55%	4.99%	5%	£100k	£1.5m	4.99%	5%/5%/5%/3%/3%	LVFE5524390	
Standard	5 Year Fixed	55%	4.79%	6%	£100k	£1.5m	4.79%	5%/5%/5%/3%/3%	LVFE5524391	
Standard	5 Year Fixed	55%	4.59%	7%	£100k	£1.5m	4.59%	5%/5%/5%/3%/3%	LVFE5524384	
<b>STANDARD PROPERTIES - UP TO 65% LTV</b>										
Standard	5 Year Fixed	65%	5.14%	5%	£100k	£1.5m	5.14%	5%/5%/5%/3%/3%	LVFE6524402	
Standard	5 Year Fixed	65%	4.94%	6%	£100k	£1.5m	4.94%	5%/5%/5%/3%/3%	LVFE6524397	
Standard	5 Year Fixed	65%	4.69%	7%	£100k	£1.5m	4.69%	5%/5%/5%/3%/3%	LVFE6524383	
<b>STANDARD PROPERTIES - UP TO 75% LTV</b>										
Standard	5 Year Fixed	75%	5.89%	£1,299	£30K	£64,999m	5.89%	5%/5%/5%/3%/3%	LVFE7524381	
Standard	5 Year Fixed	75%	5.39%	0%	£65K	£500k	5.39%	5%/5%/5%/3%/3%	LVFE7524379	
Standard	5 Year Fixed	75%	5.89%	2%	£65K	£1m	5.89%	5%/5%/5%/3%/3%	LVFE7524380	
Standard	5 Year Fixed	75%	5.19%	5%	£65K	£1m	5.19%	5%/5%/5%/3%/3%	LVFE7524408	
Standard	5 Year Fixed	75%	4.99%	6%	£65K	£1m	4.99%	5%/5%/5%/3%/3%	LVFE7524403	
Standard	5 Year Fixed	75%	4.74%	7%	£65K	£1m	4.74%	5%/5%/5%/3%/3%	LVFE7524382	
<b>STANDARD PROPERTIES - UP TO 80% LTV</b>										
Standard	5 Year Fixed	80%	6.59%	0%	£75k	£500k	6.59%	5%/5%/5%/3%/3%	LVFE8024378	<ul style="list-style-type: none"> <li>• Properties above/adjacent commercial</li> <li>• New build properties</li> <li>• Ex local authority properties</li> <li>• At least one applicant must hold more than 12 months of experience</li> </ul>

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
<b>SMALL HMO - 2 YEAR FIXED RATE - UP TO 65% LTV</b>										
Small HMO	2 Year Fixed	65%	4.74%	5%	£75k	£1.5m	6.74%	2%/2%	LHFB6524415	First-time landlords are not accepted New build properties accepted Up to 6 beds/units
<b>SMALL HMO - 2 YEAR FIXED RATE - UP TO 75% LTV</b>										
Small HMO	2 Year Fixed	75%	5.99%	3%	£75k	£1m	7.99%	2%/2%	LHFB7524413	
Small HMO	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LHFB7524426	
Small HMO	2 Year Fixed	75%	4.34%	6%	£75k	£1m	6.34%	2%/2%	LHFB7524419	
<b>SMALL HMO - 5 YEAR FIXED RATE - UP TO 65% LTV</b>										
Small HMO	5 Year Fixed	65%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE6524406	
Small HMO	5 Year Fixed	65%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE6524407	
Small HMO	5 Year Fixed	65%	5.09%	6%	£75k	£1m	5.09%	5%/5%/5%/3%/3%	LHFE6524405	

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
<b>SMALL HMO - 5 YEAR FIXED RATE - UP TO 75% LTV</b>										
Small HMO	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE7524411	First-time landlords are not accepted New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7524393	
Small HMO	5 Year Fixed	75%	5.19%	6%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LHFE7524392	
<b>SMALL HMO - 5 YEAR FIXED RATE - UP TO 80% LTV</b>										
Small HMO	5 Year Fixed	80%	6.69%	0%	£75k	£500k	6.69%	5%/5%/5%/3%/3%	LHFE8024389	First-time landlords are not accepted Up to 6 beds/units Ex local authority properties
<b>LARGE HOUSES IN MULTIPLE OCCUPATION</b>										
Large HMO	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231313	First-time landlords are not accepted 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%/5%/3%/3%	LHFE6524268	
Large HMO	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE75231309	
<b>FIRST-TIME LANDLORDS</b>										
Small HMO	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB7524416	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524400	

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
<b>SMALL MUFB - 2 YEAR FIXED RATE - UP TO 65% LTV</b>										First-time landlords are not accepted New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	65%	4.74%	5%	£75k	£1.5m	6.74%	2%/2%	LHFB6524417	
<b>SMALL MUFB - 2 YEAR FIXED RATE - UP TO 75% LTV</b>										
Small MUFB	2 Year Fixed	75%	5.99%	3%	£75k	£1m	7.99%	2%/2%	LHFB7524418	
Small MUFB	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LHFB7524429	
Small MUFB	2 Year Fixed	75%	4.34%	6%	£75k	£1m	6.34%	2%/2%	LHFB7524414	
<b>SMALL MUFB - 5 YEAR FIXED RATE - UP TO 65% LTV</b>										
Small MUFB	5 Year Fixed	65%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE6524410	
Small MUFB	5 Year Fixed	65%	5.39%	5%	£75k	£1m	5.39%	5%/5%/5%/3%/3%	LHFE6524409	
Small MUFB	5 Year Fixed	65%	5.09%	6%	£75k	£1m	5.09%	5%/5%/5%/3%/3%	LHFE6524404	

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
<b>SMALL MUFB - 5 YEAR FIXED RATE - UP TO 75% LTV</b>										First-time landlords are not accepted New build properties accepted Up to 6 beds/unit
Small MUFB	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE7524412	
Small MUFB	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7524395	
Small MUFB	5 Year Fixed	75%	5.19%	6%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LHFE7524394	
<b>LARGE MULTI-UNIT FREEHOLD BLOCK</b>										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%/5%/3%/3%	LHFE6524270	
Large MUFB	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE7524269	
<b>FIRST-TIME LANDLORDS</b>										New build properties accepted Up to 6 beds/unit
Small MUFB	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB7524420	
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524401	

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%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LVFB7524432	First-time landlords accepted
Standard	5 Year Fixed	75%	5.44%	5%	£75k	£1m	5.44%	5%/5%/5%/3%/3%	LVFE7524396	
Small HMO	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LHFB7524431	New build properties accepted No first-time landlords Small HMO/MUFB Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524399	
Small MUFB	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LHFB7524430	
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524398	

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
<b>STANDARD PROPERTIES</b>										New build properties accepted 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%	6.84% (1.59%+BBR)	3%	£30k	£1m	8.84%	n/a	LVDB7524276	
Standard	2 year tracker	75%	5.74% (0.49%+BBR)	5%	£30k	£1m	7.84%	n/a	LVDB7524275	
<b>SMALL HMO - UP TO 6 BEDS</b>										
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	
<b>SMALL MUFB - UP TO 6 BEDS</b>										
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%

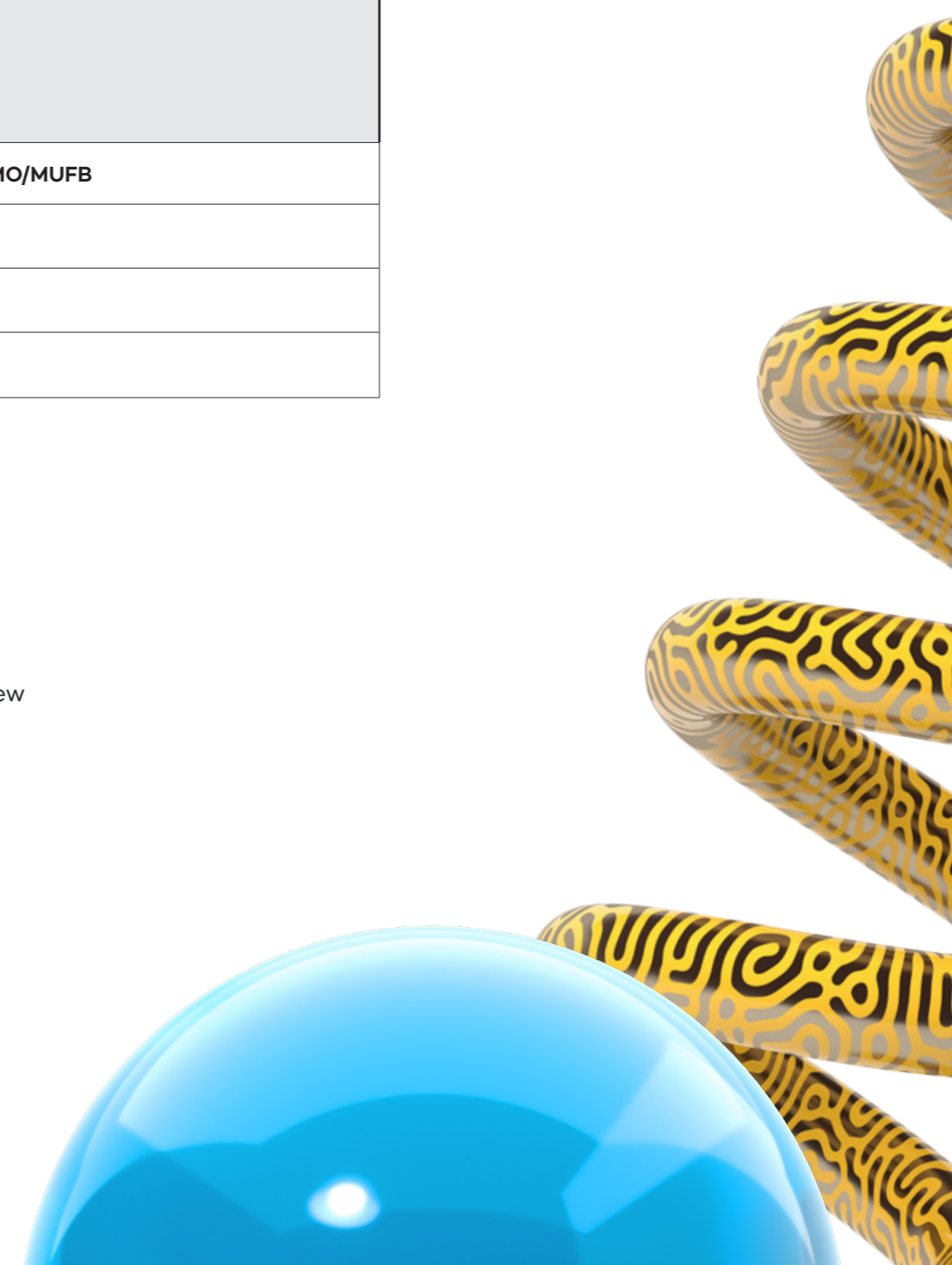
	Standard	HMO/MUFB	First-time landlord HMO/MUFB
Individual - Basic rate taxpayer	125%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%
Limited Company/LLP	125%	125%	135%

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.

Please be aware that all applications must **reach offer within 50 days** from full submission. If an offer is not made by this time, a new product will need to be selected, which could affect the loan size, rate and criteria. All mortgage offers are **valid for 90 days**.





## 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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