

# HMO Buy to Let

## Key information sheet



Our extensive range of buy to let products designed specifically for deals involving an HMO property could make the funding process easier for your customer's next deal.

### Key points of interest

- ▶ Up to 80% LTV available, including new build flats and houses.
- ▶ Loan size: up to £1m available at 70% LTV, £750k at 75% LTV and £500k at 80% LTV.
- ▶ **IMPROVED** Portfolio: up to 20 properties to a value of £10m with Precise Mortgages, unlimited properties with other lenders.
- ▶ Interest coverage ratio (ICR) from 125% - Bespoke ICRs available based on individual circumstances to help customers achieve the loan they want
- ▶ Minimum age: 25 years - Maximum age: 80 at the date of application (maximum term of 35 years)
- ▶ HMO properties in England and Wales only.
- ▶ Minimum valuation £250k in London, £100k elsewhere. Refer to HMO product guide for details.
- ▶ No minimum income requirements on loans up to £1m.
- ▶ No bank statements required for tier 1 products.
- ▶ Accept self-employed with 12 months trading.
- ▶ Occupational/private pension income acceptable (subject to an underwriter review).
- ▶ Terms available between 5-35 years.
- ▶ Fees can be added to the loan above the product LTV limit.
- ▶ Bridge to HMO available.
- ▶ Multiple lets permitted.
- ▶ Available to experienced landlords.
- ▶ Adverse according to Tier 1 guidelines allowable (see below).
- ▶ Maximum 8 bedrooms.
- ▶ Conveyancer to confirm, prior to completion, that licence application has been made if applicable.

### Allowable adverse

The below provides information on the maximum allowable adverse on our HMO buy to let product range.

**Defaults:** 0 in 72 months.

**CCJ:** 0 in 72 months.

**Missed mortgage/secured loan arrears:** 0 in 36 months.

**Unsecured loan arrears:** 1 in 12 months, 2 in 36 months.

For further information on our allowable adverse please see our buy to let product guide or criteria guide.

### Underwriting tips

It's important you provide a covering memo explaining the circumstances of the case.

Uploading all required documents via the online system, as soon as they are requested, will help to speed up the offer process.

### Useful reminders

Did you know the top reason applications get delayed with us is because the 'Costs and Fees' section of the standard declaration has been missed?

We would always recommend a check of what documentation needs to be supplied and completing a quick double check before submission. Whilst this may sound obvious, non-submission of documentation is one of the key reasons for delaying applications.

Please refer to our buy to let product and criteria guides for more information.

Get in touch

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