

How to key buy to let portfolio details for portfolio landlords

We understand that Buy to Let portfolios are not as simple as your customer owning 100% of each property, we therefore take into consideration the actual responsibility of each applicant when reaching our lending decision.

We have created a handy example to show how this section of the application should be completed.

Mrs Jones owns 25 buy to let properties and is applying to Precise for a remortgage. The property being remortgaged should **not** be included in the portfolio details.



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Properties owned in sole name Mrs A Jones:
100%

Properties owned in limited company Jones Properties Ltd:

Mrs A Jones: **80%**
Miss B Jones: **20%**

Properties owned jointly:

Mrs A Jones: **60%**
Mr C Jones: **40%**

	A	B	C	D
Total portfolio value:	£500,000	£1,000,000	£2,000,000	
Total balance of mortgages:	£350,000	£500,000	£1,000,000	
Total monthly mortgage payments:	£1,800	£3,000	£6,000	
Total monthly rental income:	£2,400	£5,000	£10,000	

The exact value Mrs Jones is responsible for in each of her properties needs to be added together and entered in the fields below. You will need to know each applicants percentage ownership to calculate their share of the value, mortgage balance, mortgage payment and rental income.

BTL Portfolio

Total number of properties: Percentage ownership:

	100%	80%	60%
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Applicant's share of:

A Estimated value of portfolio (A)	<input type="text" value="£2,500,000"/>	£500,000	+	£800,000	+	£1,200,000
B Total outstanding balance of mortgages (B)	<input type="text" value="£1,350,000"/>	£350,000	+	£400,000	+	£600,000
C Total monthly portfolio mortgage payments (C)	<input type="text" value="£7,800"/>	£1,800	+	£2,400	+	£3,600
D Total monthly portfolio rental income (D)	<input type="text" value="£12,400"/>	£2,400	+	£4,000	+	£6,000

Example for illustrative purposes only

TOP TIP

Check percentage of ownership, it's not always a 50/50 split.

Get in touch

Contact your local BDM
0800 116 4385
[precisemortgages.co.uk](https://www.precisemortgages.co.uk)



How to key buy to let portfolio details for **non**-portfolio landlords

We understand that Buy to Let portfolios are not as simple as your customer owning 100% of each property, we therefore take into consideration the actual responsibility of each applicant when reaching our lending decision.

We have created a handy example to show how this section of the application should be completed.

Mrs Jones owns 4 buy to let properties and is applying to Precise for a remortgage. The property being remortgaged should **not** be included in the portfolio details.



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1 property unencumbered owned in her sole name:
100%

1 property owned with her husband:
50%

1 property owned by the family limited company, of which Mrs Jones is a 25% shareholder and 1 of 4 directors:
25%

A	Total portfolio value: £500,000	Total portfolio value: £600,000	Total portfolio value: £700,000
B	The property is unencumbered.	Total balance of mortgages: £200,000	Total balance of mortgages: £300,000
C	The property is unencumbered.	Total monthly mortgage payments: £1,500	Total monthly mortgage payments: £2,000
D	Total monthly rental income: £3,000	Total monthly rental income: £4,000	Total monthly rental income: £4,500

The exact value Mrs Jones is responsible for in each of her properties needs to be added together and entered in the fields below. You will need to know each applicants percentage ownership to calculate their share of the value, mortgage balance, mortgage payment and rental income.

BTL Portfolio

Total number of properties Percentage ownership:

Applicant's share of:	100%	50%	25%
A Estimated value of portfolio (A)	£975,000	£500,000 +	£300,000 + £175,000
B Total outstanding balance of mortgages (B)	£175,000	£0 +	£100,000 + £75,000
C Total monthly portfolio mortgage payments (C)	£1,250	£0 +	£750 + £500
D Total monthly portfolio rental income (D)	£6,125	£3,000 +	£2,000 + £1,125

Example for illustrative purposes only

TOP TIP

Check percentage of ownership, it's not always a 50/50 split.

Get in touch

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