

Lender	Rental Calculation	Tax Bracket differential offered	Amateur / Experienced Landlord	Like for Like Remortgages?	Top Slicing?	Lenders Portfolio Allowance	Max Portfolio Allowance in Background	Portfolio Packaging Requirements
Accord	Freehold Properties 2/3 yr fix 135% @ 5.5% 5yr fix 135% @ 5% Leasehold Properties £ for £ remortgage 2/3 yr fix 135% @ 5.5% £ for £ remortgage 5 yr fix 135% @ 5% Purchase/Capital Raising 2/3 yr fix 145% @ 5.5% Purchase/Capital Raising 5 yr fix 135% @ 5%	No	All Landlords treated the same	No Change to calculation	No	3 max properties	15 max (10 max mortgaged)	<u>Assets Statement</u>
Aldermore	Single Property • Private individual – 120%, or 145% if top slicing • Ltd Co – 110%, or 125% if top slicing HMO (Commercial arm only - not L&G) • Private individual – 160%, or 185% if top slicing • Ltd Co – 140%, or 155% if top slicing *Note, when top slicing rental coverage alone must cover at least 110% of mortgage payments All stressed at the higher of (pay rate + 2%), or 5.5%, unless 5 year fixed product, in which case the higher of pay rate or reversionary rate + 0.75%	No	Experienced - 4+ BTL's Amateur - 3 or less BTL's	No Change to calculation	Yes	No max	No max	BTL Portfolio including valuation, mortgage balance outstanding, rental income, mortgage payment and property address
Axis	2/3 yrs fix 145% @ payrate +2%, 5yr fix 145% @ product payrate	No	Experienced - 3 btls and no consumer (app1)	125% @ 5% (background portfolio must stress at Standard - 145% @ 5.55 SPV 125% @ 5.5%)	No	Max 5 Properties	No max	Full profile of portfolio
Bank Of Ireland	145% @ 5%, (if LTV is higher than 65% and the product is fixed for less than 5 yrs a stress rate of 5.5% will be used)	No	All Landlords treated the same	No Change to calculation	No	Max 5 Properties	No max	Full profile of portfolio
Barclays	145% @ 5.5% (Most cases can be based on affordability so please check the online calculator)	No	All Landlords treated the same	No Change to calculation	Yes	Max 6 properties	Max 10 properties	AST for each property and 3 months bank statements
Bluestone	N/A based on affordability	N/A based on affordability	All Landlords treated the same	No Change to calculation	No	Max 3 properties	No max	<u>Additional BTL property details form</u>

BM	145 @ 5.5%	Yes	All Landlords treated the same	No Change to calculation	No	Max 10 Mortgaged Btl's	Max 10 Mortgaged Btl's	Customer Profile Form
Buckinghamshire	132% @ 3.99% + 2%	No	All Landlords treated the same	No Change to calculation	Yes	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Cambridge	140% @ 5.5%	No	All Landlords treated the same	125% @ 5.5%	No	Max 5/£2 mill	No max	BTL portfolio form
Clydesdale	125% @ initial product pay rate most cases are based on an affordability check as much as the calculation)	N/A based on affordability	All Landlords treated the same	No Change to calculation	Yes	Max £1 mill/3 Btl's's	Max 8 Btl's	n/a do not lend to portfolio landlords
Coventry	Standard Calculator 125% @ 5.5% 5yr fix 125% @ 5% Unless any applicant earns above £40k then the calculator is 140% @ 5.5% 5yr fix 140% @ 5%	No	All Landlords treated the same	Low rate tax payer - 125% @ 5% High Rate tax payer - 145% @ 5%	Yes	Max 3 Btl's	Max 10 mortgaged Btl's	Property Form
Darlington	130% @ product pay rate + 1%	No	All Landlords treated the same	No Change to calculation	Yes	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Dudley BS	The amount earned in rental income must cover at least 140% of the interest only mortgage payment, calculated in accordance with the following: • At pay-rate or 5.5% which ever is highest, for fixed rate products of 5 or more years duration • At pay-rate plus 2% or 5.4% which ever is highest, for all discount or variable rate for term products • At revert rate, currently 5.49%, plus 2% for all other products For products that are not fixed for 5 years or more, a floor of 5.5% will be applied.	No	All Landlords treated the same	130% @ payrate +2 (5 yr fix @ payrate)	Yes	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Family BS	Purchase - 145% @ 5.5%	No	Experienced - own more than 1 BTL Amateur - own 1 BTL/FTLL	Up to 65% LTV - 130% @ 5.29% 65% to 70% LTV - 135% @ 5.29%	No	Max 2 properties	No max	The property address, The rental amount, Mortgage size, Mortgage instalment, Property value, Applicants business plan in relation to the portfolio.

Fleet	125% @ 5% standard fixed rate, Ltd Co. 125% @ 5%, HMO/Multi Unit 125% @ 5.64%, Pay rate products 125% @ initial rate	No	All Landlords treated the same	No Change to calculation	No	Max £2 mill with Fleet	No Max	Property A&L statement
Foundation Homeloans	Standard BTL 2 yr fix rate 145% @ payrate All other products 145% @ payrate or 5.5% whichever highest LTD Company 5 yr fix rate 125% @ payrate All other products 125% @ payrate or 5.5% whichever highest	No	Experienced - A Landlord who has owned and rented a BTL for 6 months or more	No Change to calculation	No	Max £2 mill	No Max	Detail on App reasons why purchasing anew property and detail info surrounding BTL experience
Hanley	145% of 5.5%	No	All Landlords treated the same	No Change to calculation	Yes	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Ipswich	145% @ 5.5%	No	All Landlords treated the same	125% @ 3.39%	No	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Investec	Rental Stress is at 100% of pay rate +3%.	No	All Landlords treated the same	No Change to calculation	No	Max 4 Properties	Max 4 btl properties total	n/a do not lend to portfolio landlords
Kensington	145% @ 5.5%	No	Amateur - FTLL Experienced - Owns at least 1 BTL	No Change to calculation	No	Max 6/£2 mill	No max	BTL portfolio Details
Kent Reliance	Standard BTL - Amateur Landlord (3 or less) - 140% @ 5.5% or initial pay rate plus 1.55% Exp Landlord 155% @ 5.5% or initial pay rate plus 1.55% LTD Company 125% @ 5.5% or initial pay rate plus 1.55% HMO - Amateur Landlord 165% @ 5.5% or initial pay rate plus 1.55% Exp Landlord 180% @ 5.5% or initial pay rate plus 1.55% LTD Company 145% @ 5.5% or initial pay rate plus 1.55% (please note that all 5 yr fix products will be calculated at 125%)	No	Experienced - 4 + BTL's Amateur - 3 or less BTL's	Standard BTL - Amateur Landlord (3 btl's or less) - 140% @ payrate + 1.05% Exp Landlord 155% @ payrate + 1.05% LTD Company 125% @ payrate + 1.05% HMO - Amateur Landlord 165% @ payrate + 1.05% Exp Landlord 180% @ payrate + 1.05% LTD Company 145% @ payrate + 1.05%	No	No max	No max	Asset and Liability Statement, Business plan, Cash Flow Forecast
Leeds	140% @ 5.5% (if remortgaging with no additional borrowing 140% @ 5%)	No	Experienced - Owned for 6 month or Remortgage of first BTL	140% @ 5%	No	Max 4 properties	Max 10 btl properties	Portfolio Landlord Declaration form (available 29th sept)

Leek	140% @ 5.5% (if doing a like for like remo 125% @ 5.5%)	No	All Landlords treated the same	Special range of products using 125% at 5.5%	No	Max 4 properties	Max 15 Properties	Property Schedule
Mansfield	Low rate tax payer/Consumer BTL/Regulated BTL - 125% @ 5.5% or Payrate +2% which ever higher. High rate tax payer/Business BTL - 145% @ 5.5% or Payrate +2% whichever higher	No	All Landlords treated the same	125% @ 5.5% or Payrate +2% whichever higher	Yes	Max 5 properties /£1 mill lending	Max 15 Properties	Schedule of properties owned, Rental Value and Outstanding Balance
Melton	145% @ 5.5% Holiday Lets 130% @ 5.5%	No	All Landlords treated the same	No Change to calculation	No	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Metro Bank	140% @ 5.5%	No	All Landlords treated the same	No Change to calculation	Yes	Max 10 Properties	Max 15 Properties	tbc
Mortgage Trust	Low rate tax payer - 125% @ 5.5% (4% on 5yr fix) High Rate Tax Payer - 140% @ 5.5% (4% on 5yr Fix)	No	All Landlords treated the same	No Change to calculation	No	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Natwest	135% @ 5.5%	No	All Landlords treated the same	No Change to calculation	Allow top slicing of income on BTL as long as min 125% is achieved with shortfall from personal income	Max 10 Btl's	Max 10 Btl's	3 months business bank statements to prove rental income
Newcastle	5 yr fix 145% @ 4% 2/3 yr Fix 145% @ 5.5%	No	All Landlords treated the same	No Change to calculation	No	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
New Street	Low rate Tax Payer - 125% @ 5.5% 2/3 yr fix 125% @ 5% 5 yr fix High Rate Tax Payer England and Wales (any property value), London (more than £390,000 Prop Val) and South East (more than £250,000 Prop Val) - Paying ground rent/services charges - 145% or NOT paying ground rent/service charge 140% - both calculations @ 5.5% 2/3 yr fix or 5% 5 yr fix High rate tax payer - London (less than £390,000 Prop Val) and South East (less than £250,000 Prop Val) - Paying ground rent/service charges 140% or NOT paying ground rent/service charges 135% both calculations @ 5.5% 2/3 yr fix or 5% 5 yr fix	No	Experienced - Owned 4 or more BTL's for 12 or more months Amateur - Owning 3 or less BTL's or Owning 4 or more for less than 12 months	No Change to calculation	No	Max £2 mill	Max 10	Business Plan Portfolio Summary

Nottingham	155% @ 4.00%	No	All Landlords treated the same	No Change to calculation	No	Max 10 properties	Max 10 properties	Business Plan, 3 yrs experience
Paragon	Ltd company and low rate tax payer - Single Unit 125% @ 5.5% (4% on 5yr fix) HMO/Multi Unit 130% @ 5.5% (4% on 5yr Fix) High Rate Tax Payer - Single Unit 140% @ 5.5% (4% on 5yr Fix) HMO/Multi Unit 145% @ 5.5% (4% on 5yr fix)	Yes	All Landlords treated the same	No Change to calculation	No	Max £5 million lending	No max	Please click link for required documents
Pepper	140% @ reversionary rate 5 yr fix 140% @ payrate	No	All Landlords treated the same	No Change to calculation	No	Max 20/£5 mill	No max	Standard Declaration, DD mandate and Bank Statements
Platform	145% @ 5.5%	No	All Landlords treated the same	No Change to calculation	No	Max 3/£1.5 mill	Max 3 btl properties total	n/a do not lend to portfolio landlords
Post Office	145% x 5.5%, (if LTV is lower than 65% or the product is a 5 yr fix, use stress rate of 145% x 5%)	No	All Landlords treated the same	No Change to calculation	No	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Precise	Basic Tax Payer - 125% High Rate Tax Payer - 145% Additional Rate Tax Payer - 160% Tracker or 2/3 yr fix product - Payrate+2% or reversionary rate to a minimum of 5.5% 5 yr fix product - sub 60% ltv Payrate above 60% ltv 5.5%	Yes	All Landlords treated the same	No Change to calculation	No	Max 20/£5 mill	No max	Business plan form, Assets and Liabilities and Residential Property Portfolio Form
Principality	145% x 5.5%	No	All Landlords treated the same	No Change to calculation	No	Max 3 Properties (plus 1 mortgaged Holiday Let)	Max 3 btl properties total (plus 1 mortgaged Holiday Let)	n/a do not lend to portfolio landlords
Saffron	2/3 yr fix 140% @ payrate +2% 5 yr fix 140% @ payrate	No	All Landlords treated the same	125% @ payrate	No	Max 10/£1.5 mill	No max	Customer Checklist, Portfolio Landlords Property Breakdown

Santander	Less than 5 yrs fix - 145% @ 5.5% 5 yr fix - 145% @ 4.5%	No	All Landlords treated the same	Less than 5 yr fix - 125% @ 5% 5 yr fix - 125% @ 4.5%	No	Max 5 properties	Max 7 btl's properties	n/a do not lend to portfolio landlords
Skipton	150% @ 5.5% 5yr Fix 150% @ 5%	No	Experienced - applicant who has ever or still owns a BTL property Amateur - First Time Landlord	No Change to calculation	No	Max 5 properties	Max 10/£1.5 mill	2 years SA302's and a cash flow document
Stafford Railway	up to 50%LTV- 130%@5.5 50%-70% ltv is 140%@5.5	No	Experienced - 4 or more BTL's	No Change to calculation	No	Max £500k	No max	Addresses, Mortgage Amounts, Accounts for all properties and Rental proofs
Teachers BS	145% @ 5.5%	No	All Landlords treated the same	No Change to calculation	No	Max 4 properties	Max 4 properties	n/a do not lend to portfolio landlords
Tipton & Coseley	FTLL 145% @ 5.5% Experienced LL 140% @ 5.5%	No	Experienced - Owns 1 or more BTL's Amateur - First Time Landlord	No Change to calculation	No	Max £1 mill	Max 3 mortgaged properties	n/a do not lend to portfolio landlords
TMW	Sub 5 yr fix Low rate tax payer 125% @ 5.5% or payrate + 2% if higher High rate tax payer 145% @ 5.5% or payrate + 2% if higher 5/10 yr fix Low rate tax payer 125% @ 4.99% or payrate which ever higher High rate tax payer 145% @ 4.99% or payrate which ever higher Remo upto 65% LTV with no capital raising Low rate tax payer 125% @ 4.99% / High rate tax payer 145% @ 4.99% Where BTL exposure with TMW exceeds £1m all cases stressed @ 5.99% or product payrate which ever higher HMO's stressed @ 150%	No	Experienced - Property let for 6 months	No Change to calculation	No	Max 1.5 mill	No max	3 months Bank Statements and Property Schedule
TSB	145% @ 5.5%	No	All Landlords treated the same	No Change to calculation	No	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Vida	Basic tax payers and LTD Company 125% @ product rate or 5.5% which ever highest (can top slice from 115%) High Rate Tax payers 140% @ product rate or 5.5% which ever highest (can top slice from 120%) £ for £ remortgage stress rate of 5% 5 yr fix stress rate of initial pay rate HMO - 130% @ 5.5% LTD Company - 125% @ 5.5%	Yes	Experienced - 3 yrs BTL experience	Basic rate tax payer 125% @ 5% High rate tax payer 140% @ 5%	Yes	Max 15/1.5 mill	No max	<u>Portfolio Schedule</u> , <u>Business Plan</u> , <u>Questionnaire and Cash Flow Statement</u>

Virgin Money	tracker/2/3 yrs fix 145% @ 5.5% or product rate + 2% whichever highest 5 yrs fix 145% @ product rate or 4.74 (VR) which ever highest	No	All Landlords treated the same	Existing customer product transfer - 125% @ 5.74% New customer - no change to calculation	No	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
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