

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	<p>Freehold Properties 2/3 yr fix 135% @ 5.5% 5yr fix 135% @ 5%</p> <p>Leasehold Properties £ for £ remortgage 2/3 yr fix 125% @ 5.5% £ for £ remortgage 5 yr fix 135% @ 5%</p> <p>Purchase/Capital Raising 2/3 yr fix 145% @ 5.5% Purchase/Capital Raising 5 yr fix 135% @ 5%</p>	No	All Landlords treated the same	2/3 yr fix 125% @ 5.5% 5 yr fix 135% @ 5%	No	3 max properties	15 max (10 max mortgaged)	<u>Assets Statement</u>
Aldermore	<p>Single Property</p> <ul style="list-style-type: none"> • Private individual – 120%, or 145% if top slicing • Ltd Co – 110%, or 125% if top slicing <p>HMO (Commercial arm only - not L&G)</p> <ul style="list-style-type: none"> • Private individual – 160%, or 185% if top slicing • Ltd Co – 140%, or 155% if top slicing <p>*Note, when top slicing rental coverage alone must cover at least 110% of mortgage payments</p> <p>All stressed at the higher of pay rate + 2%, or 5%, unless 5 year fixed product, in which case the higher of pay rate or reversionary rate + 0.75%</p>	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 btl's 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	Less than 5 yr fix - 145% @ 5.5% 5 yr fix - 145% @ 5%	No	All Landlords treated the same	No Change to calculation	No	Max 3 Properties with BOI group	Max 3 btl properties total	n/a do not lend to portfolio landlords
Barclays	All cases based on affordability	No	All Landlords treated the same	No Change to calculation	Yes	Max 6 properties	Max 10 properties	AST for each property, 3 months bank statements. All portfolio landlord customers and clients will need to complete a property schedule (DP29), additional info may be requested subject to full application.
Bluestone	<p>Low Rate Tax Payers 2/3 yr fix - 125% @ 5.5% or Payrate + 2% whichever is highest yr fix - 125% @ Payrate</p> <p>High Rate Tax Payers 2/3 yr fix - 145% @ 5.5% or Payrate + 2 whichever is highest 5 yr fix - 145% @ Payrate</p>	5 Yes	All Landlords treated the same	No Change to calculation	Yes	Max 3 properties	Max 3 properties	<u>Additional BTL property details form</u>

BM	145 @ 5.5% (max stretch - please click here to use the btl affordability calculator)	Yes	All Landlords treated the same	No Change to calculation	No	Max 3 Mortgaged Btl's	Max 10 Mortgaged Btl's	Customer Profile Form
Buckinghamshire	Ltd Company BTL 118% @ 5.5% BTL Individual from 122% @ 5.5% depending on tax status (please use the BTL calculator for affordability)	No	All Landlords treated the same	No Change to calculation	Yes	Max 3 Mortgaged Btl's	Max 3 Mortgaged Btl's	n/a do not lend to portfolio landlords
Cambridge	140% @ 5.5%	No	Portfolio landlords (4+ properties) req 5 yrs experience	125% @ 5.5%	Yes	Max 5/£2 mill	No max	BTL portfolio form, SA302s, assets and liabilities statements, tax returns, bank statements
Chorley	* Basic rate tax payers – rental yield must cover 125% of the mortgage interest payment when stress tested at the higher of 5.50% or the mortgage interest rate plus 2.00%. * Higher and additional rate tax payers – rental yield must cover 135% of the mortgage interest payment when stress tested at the higher of 5.50% or the mortgage interest rate plus 2.00%. ONLINE CALCULATOR: http://www.chorleybs.co.uk/btcalc.html	125% Basic rate / 135% Higher rate.	1st time landlords accepted subject to owning own home for a minimum of 12 months (do not need to have had a mortgage), been in current employment / self employment for 12 months, maximum 75% LTV / max loan £500k. <u>1st time landlords / Experienced landlords</u> - Minimum income £20k sole / £25k joint at the time of application.	No Change to calculation	Other income can be considered to support any shortfall in rental yield subject to Mortgage Credit Risk Committee approval. If this is used an affordability/expenditure test must be undertaken.	Maximum number of BTL properties (both mortgaged and unencumbered) within their portfolio is 3.	Maximum number of BTL properties (both mortgaged and unencumbered) within their portfolio is 3. No LTD companies or Consumer Buy to Let (CBTL). Only for Business Buy to Let (BBTL) customers who intend to use the property for investment purposes.	DIP initially and then if acceptable we will request and application form / supporting evidence. LINK: http://www.chorleybs.co.uk/intermediaryapply.html
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	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 £42500 then the calculator is 145% @ 5.5% 5yr fix 145% @ 5%	No	All Landlords treated the same	125% @ 5% (Total Gross Taxable Income under £42500) 140% @ 5% (Total Gross Taxable Income over £42500)	No	Max 3 Btl's	Max 10 mortgaged Btl's	Property Form
Darlington	130% @ 5.5% or product pay rate + 2% whichever is highest 145% @ 5.5% or product pay rate + 2% whichever is highest for higher rate tax payers	No	All Landlords treated the same	No Change to calculation	Yes	Max 4 Properties per applicant	Max 4 btl properties total per applicant	n/a do not lend to portfolio landlords

Dudley BS	<p>The amount earned in rental income must cover at least 140% of the interest only mortgage payment, calculated in accordance with the following:</p> <ul style="list-style-type: none"> • 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 <p>For products that are not fixed for 5 years or more, a floor of 5.5% will be applied.</p>	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	145% @ The Society's expectation of likely future interest rates (the Society's stressed rate); or The origination rate plus 2%; or Guidance from the PRA (currently 5.5%); or The Society's monthly BTL SVR whichever is higher.	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 and Assets and liabilities
Fleet	125% @ 5% standard fixed rate, Ltd Co. 125% @ 5%, HMO/Multi Unit 125% @ 5.78%, Pay rate products 125% @ initial rate	No	All Landlords treated the same	No Change to calculation	No	Max £2 mill with Fleet	No Max	<u>Property A&L statement</u>
Foundation Homeloans	Individuals (inc First Time Landlords): BTL 5 yr fix rate 145% @ payrate All other products 145% @ payrate or 5.5% whichever highest LTD Company (inc First Time Landlords) 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 £3 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
Hinckley & Rugby Building Society	2 year products - 145% @ 5.5% 8 year products - 145% @ product payrate	No	Experienced - 4 or more mortgaged BTLs, including consent to let, holiday lets and Ltd companies where at least 25% of company is owned by the applicant.	140% @ 2.5% above product payrate.	Yes	3 properties total aggregate mortgage of £1m	10 mortgaged, unencumbered unlimited.	No additional documents required.
Ipswich	145% @ 5.5%	No	All Landlords treated the same	125% @ 3.39%	Yes	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	<u>Calculations starting at 125% @ 5.5% to 145% @ 5.5%. Please click here to use the bespoke calculator</u>	No	Amateur - FTLL Experienced - Owns at least 1 BTL	No Change to calculation	Yes	Max 6/£2 mill	No max	<u>BTL portfolio Details</u>
Kent Reliance	Standard Property Ltd Company - 125% Personal - 140% 2/3 yr fix - @ 5.5% or payrate plus 1.55% whichever is higher 5 yr fix - @ payrate Specialist Property (HMO/Student Let with 5+ bedrooms and Freehold dwelling 4+) Ltd Company - 145% Personal - 160% 2/3 yr fix - @ 5.255 or payrate plus 1.55% whichever is higher 5 yr fix - @ payrate	No	Experienced - 4 + BTL's Amateur - 3 or less BTL's	Standard Property Ltd Company - 125% Personal - 140% @ 5.5% or payrate plus 1.05% Specialist Property (HMO/Student Let with 5+ bedrooms and Freehold dwelling 4+) Ltd Company - 145% Personal - 160% @ 5.255 or payrate plus 1.05%	Yes	No max	No max	<u>Asset and Liability Statement, Business plan and property schedule. This all needs to be uploaded via the BTL Hub</u>
LandBay	Not 5 yr Fix 140% @ 5.5% - Standard property and HMO 125% @ 5.5% - Ltd Company 5yr Fix 140% @ Payrate - Standard property 125% @ payrate - Ltd Company 130% @ Payrate - HMO	No	Experienced - land Lord for 2 yrs	No Change to calculation	Yes	max £2 mill	No max	<u>Complete Etech Sytem</u>
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	125% @ 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 Family Let - 100% @ 4.24%	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 - please amend to - Schedule of assets and liabilities including properties owned, Rental Value and Outstanding Balance

Marsden	145% @ 6% or payrate +2 which ever is highest	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
Melton	145% @ 5.5% Holiday Lets 130% @ 5.5%	No	All Landlords treated the same	130% @ 5.5%	No	Max 3 Properties	Max 3 btl properties total	n/a do not lend to portfolio landlords
Metro Bank	2/3 yr fix - 140% @ 5.5% 5 yr fix - 140% @ 5%	No	All Landlords treated the same	No Change to calculation	Yes	Max 10 Properties	Max 15 Properties	<u>Portfolio Schedule, Assets and Liabilities and Business Plan</u>
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 4 Properties	Max 4 properties	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	No max	n/a do not lend to portfolio landlords
Newbury	135% at 5.5%	No	All Landlords treated the same	No Change to calculation	Yes	Max 4 Properties	Max 15 Properties	BTL Portfolio including valuation, mortgage balance outstanding, rental income, mortgage payment, property address and copy of up to date AST's
Nottingham	160% @ 4.25%	No	All Landlords treated the same	No Change to calculation	No	Max 10 properties	Max 10 properties	Business Plan, 3 yrs experience

Paragon - Portfolio	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
Paragon - Non Portfolio	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
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	128% @ 5.5%	No	Max 3/£1.5 mill	Max 3 btl properties total	n/a do not lend to portfolio landlords
Post Office	Less than 5 yr fix - 145% @ 5.5% 5 yr fix - 145% @ 5%	No	All Landlords treated the same	No Change to calculation	No	Max 3 Properties with BOI group	Max 3 btl properties total	n/a do not lend to portfolio landlords
Precise	<u>Min 125% ICR at min stress of 5.5% unless 5 year Fixed then Min 125% of payrate (Additional requirements may be required) Use BTL Calculator to as works out bespoke ICR at www.precisemortgages.co.uk.</u>	Yes	FTB, FTLL's - Need proof of income, HMO (includes any multi let properties) require min 12 months BTL experience.	No Change to calculation	Yes	Max 20/£10 mill	No max	One page tick box Business Plan, Personal A&L form, Residential Property Portfolio form. (Can use customer/non Precise Mortgages versions as long as answer same questions.)
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	2yr variable 140% @ payrate +2% or 5.5% whichever is highest 5 yr fix 140% @ payrate	No	All Landlords treated the same	125% @ payrate	Subject to UW	Max 10/£1.5 mill	No max	Business Plan, Cashflow, Personal Assets and Liabilities
Sainsburys Bank	Low Rate Tax Payer Below 5 yrs fix 125% @ payrate + 2% or 5.5% whichever highest 5 yr fix - 125% @ payrate or 5% whichever highest High Rate Tax Payer Below 5 yrs fix 145% @ payrate + 2% or 5.5% whichever highest 5 yr fix - 145% @ payrate or 5% whichever highest	Yes	All Landlords treated the same	125% @ payrate or 5% whichever highest	No	Max 3 properties	max 3 properties	n/a do not lend to portfolio landlords
Santander	Like for like Remortgage: 125% @ 4.5% (5 yr fix) or 125% @ 5% (all other products) At least one applicants tax band is 20% or less: 130% @ 4.5% (5 yr fix) or 130% @ 5.5% (all other products) All applicants tax bands are 40 or 45%: 145% @4.5% (5yr fix) or 145% @ 5.5% (all other products)	Yes	All Landlords treated the same	125% @ 4.5% (5 yr fix) or 125% @ 5% (all other products)	No	max 5 mortgaged Btl's. Like for like remortgages considered where maximum 5 let properties with Santander on completion and	max 5 mortgaged Btl's. Like for like remortgages considered where maximum 5 let properties with Santander on completion and where	n/a do not lend to portfolio landlords
Skipton	High Rate Tax Payers 150% @ 5.5% OR 150% @ 5%- 5 year fixed Low Rate Tax payers OR 125% @ 5%- 5 year fixed 125% @ 5.5%	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	Low Rate Tax Payer - 125% @ 5.5%	Yes	All Landlords treated the same	No Change to calculation	Yes	Max 3 properties	Max 3 properties	n/a do not lend to portfolio landlords

The Mortgage Lender	<p>2/3 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 yr fix Low rate tax payer 125% @ 4.5% or payrate which ever higher High rate tax payer 145% @ 4.5% or payrate which ever higher 10 yr fix Low rate tax payer 125% @ 4.0% or payrate which ever higher High rate tax payer 145% @ 4.0% or payrate which ever higher HMO 170% @ 5.5% or payrate +2% whichever higher</p>	Yes 125% (lower) or 140% (higher)	FTL accepted but not FTB	Yes	No	No max	No max	TML will obtain, and review for approval additional data in relation to applications from portfolio landlords. The additional data will include
Tipton & Coseley	<p>FLL Basic rate Tax Payers 140% @ 5.5% High Rate Tax Payers 145% @5.5% Experienced LL Basic rate Tax Payers 125% @ 5.5% High rate Tax Payers 130% @5.5%</p>	No	Experienced - Owns 1 or more BTL's Amateur - First Time Landlord	No Change to calculation	No	Max 3 Properties	Max 3 mortgaged properties	n/a do not lend to portfolio landlords
TMW	<p>2/3 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 HMO 170% @ 5.5% or payrate +2% whichever higher</p>	Yes (see previous)	First time landlord - owned and occupied their own home for at least the last six months, but has not owned and let a Buy to Let property for the last six months. Experienced Landlord – owned and let a property for the last six months. HMO landlord - at least 2 years experience as a standard BTL landlord or 1 year as a HMO landlord	up to 65% LTV only Low rate tax payer 125% @ 4.99% or product pay rate (product pay rate + 0.50% for variable products) High rate tax payer 145% @ 4.99% or product pay rate (product pay rate + 0.50% for variable products)	No	Max £5 mill	No max	3 months Bank Statements and Property Schedule
Together	<p>125% - basic rate tax payers and limited company btls 145% higher rate 165% additional rate tax payers</p>	No	All Landlords treated the same	125% - basic rate tax payers 145% higher rate	Yes	No max	No max	property schedule
TSB	<p>145% @ 5.5%</p>	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	<p>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%</p>	Yes	Need to have 12 months Experience	Basic rate tax payer 125% @ 5% High rate tax payer 140% @ 5%	Yes	Max £4 mill/15 properties	Max 50	Portfolio Schedule, Business Plan Questionnaire and Cash flow statement on discretion
Virgin Money	<p>tracker/2/3 yrs fix 145% @ 5.5% 5 yrs fix 145% @ 5%</p>	No	All Landlords treated the same	125% @ 5.5%	Yes	Max 5 BTL's/£3 mill	Max 10 BTL's	Addresses, Mortgage Amounts, Accounts for all properties and Rental proofs