



August 2015

HMO-19 up to 75% LTV Lending Criteria (England & Wales)

Up to 75% Mortgage

- Purchases & remortgages - maximum advance of up to 75% of the purchase price/value
- Minimum loan £25,000 – Maximum loan £750,000
- Max £750k aggregate lending across all existing BTL/HMO mortgages
- Minimum term of 5 years – maximum term of 35 years (to max age of 85)
- Applicants - minimum age 25; Maximum age 85 at end of mortgage term
- Minimum £25,000 pa personal income
- Minimum 1 year in current job, or 2 years for self employed
- New build houses and flats at maximum 60% LTV
- Ex-local authority houses accepted (no ex-local authority flats)
- Flats above commercial considered (not food/pubs etc). Min property value £150,000
- Interest-only is available for full term of the mortgage
- HMOs with a maximum of 6x tenants/letting rooms
- Up to 10x flats in 1x freehold title
- Applicants must own a UK property
- Limited Company SPV is acceptable
- Rent assessment is shown on each mortgage product below.

65% LTV Product Range

	Term Tracker	2- year fixed rate	
Interest Rate	4.05%	4.29% to 31/10/2017	
Maximum LTV	65%	65%	
Lender's arrangement Fee	1% of loan amount (can be added)	2% of loan amount (can be added)	
Booking Fee	£150	£150	
Early Repayment Charge (ERC) (%-age of amount repaid)	3% In 1 st 3 years	5% to 31/10/2017	
Rent cover	125% at 5%	125% at 5.57%	
Product Code	22299	22953	

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.... see 75% LTV products on next page



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75% LTV Product Range

	2-year fixed rate	Term tracker	5-year fixed rate
Interest Rate	4.29% to 31/10/2017	4.60%	5.59% to 31/10/2020
Maximum LTV	75%	75%	75%
Lender's arrangement Fee	2% of loan amount (can be added)	1% of loan amount (can be added)	2% of loan amount (can be added)
Booking Fee	£150	£150	£150
Early Repayment Charge (ERC) (%-age of amount repaid)	5% to 30/10/2017	3% In 1 st 3 years	5% to 31/10/2020
Rent cover	125% at 5.57%	125% at 5%	125% at 5.29%
Product Code	22954	22301	22955

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Application Fees (includes valuation fee)

Property values	Fee Payable
Up to £150,000	£799
£150,001 - £200,000	£884
£200,001 - £300,000	£1,044
£300,001 - £400,000	£1,194
£400,001 - £500,000	£1,249
£500,001 - £600,000	£1,399
£600,001 - £700,000	£1,499
£700,001 - £800,000	£1,599
£800,001 - £900,000	£1,699
£900,001 - £1m	£1,799
Over £1m	refer

E&OE – terms quoted are correct at date of issue

Please contact us to discuss further

Office: 0117 223 2058 Fax: 0117 223 2059

Email: paul.obrien@mortgagecafe.co.uk