



Investment Properties

HMO & Multi-Unit Blocks Lending Criteria -3 (England Scotland & Wales)

This lender will allow a wide range of residential investment property types:

HMO's with most accommodation mixes, including studios/bedsits/flats/rooms let for all types of tenant

Up to 75% Mortgage

- Purchases - maximum advance of up to 75% of the purchase price
- Re-mortgages - maximum of up to 75% of the value of the property
- Interest-only is available (max 10 years)
- Minimum loan £50k, Maximum loan £15m
- Most of lender's arrangement fee can be added to the loan
- Available for tenants on separate tenancy agreements, or on one joint tenancy
- Available for multiple self-contained flats/bedsits/studios in one freehold
- Applicants for HMO and Multi-Unit Blocks should have letting experience
- Will consider applicants residing in part of the security (must be less than 40%)
- Lender's legal fees payable at completion
- 10% capital reduction allowed in any year without early repayment charge



Current Interest Rates

Smaller properties

Property Type: HMO up to 6 rooms Multi-Unit freehold (max 4 units)	Margin above 3m LIBOR			Lenders Arrangement Fee	Repayment Options
LTV	Up to 55%	55.01% - 65%	65.01% - 75%		
Residential Investment Multi-Unit	2.99%	3.24%	3.39%	1.25% of which 1.00% is added to the mortgage	see below
Residential Investment (HMO & Student let)	3.44%	3.74%	3.84%		
For Expats add 0.25% to the appropriate interest rate above					

Larger properties

Property Type: HMO with 7-20 rooms Multi-Unit freehold with 5+ units	Margin above 3m LIBOR			Lenders Arrangement Fee	Repayment Options
LTV	Up to 55%	55.01% - 65%	65.01% - 75%		
Residential Investment Multi-Unit	3.44%	3.69%	3.84%	1.50% of which 1.25% is added to the mortgage	see below
Large Loans from £750k - £15m	3.23%	3.50%	3.70%		
Residential Investment (HMO & Student let)	3.89%	4.09%	4.24%		
Large Loans from £750k - £15m	3.44%	3.70%	3.80%		
For Expats add 0.10% to the appropriate interest rate above					

E&OE – terms quoted are correct at date of issue. LIBOR is currently 0.75%

Fixed rates are also available



Repayment option	Early Repayment Penalty
3 year term with 5% capital repaid	3% in 1 st 2 years; 1% in year3
5 year term with 7.5% capital repaid	3% in 1 st 4 years; 1% in year 5
10 – 30 year term with 70% of capital repaid or full repayment	3% in 1 st 5 years; nil thereafter
3 year interest only	3% in 1 st 2 years; 1% in year3
5 year interest only	3% in 1 st 4 years; 1% in year 5
10 year interest only	3% in 1 st 5 years; nil thereafter

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