



## HMO Criteria 5 – England, Scotland & Wales

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This lender will lend on licensed HMO properties with 5 to 9 letting rooms.

### 65% LTV Houses in Multiple Occupation

- Property must be in a good condition/location and ready to let, or already let
- Purchases - maximum mortgage up to 65% of purchase price
- Remortgages – maximum mortgage up to 65% of property value
- Rental calculation is 150% of 4.99% using interest-only
- Tenants can sign one tenancy agreement, or have individual tenancy agreements
- The property to be occupied by 5 or more people, comprising 3 or more households (being un-related persons) to a maximum of 9 letting rooms
- A property occupied by five or more people or with five or more lettable rooms in an area commensurate with multi letting, or a property with more than one tenancy agreement in place
- The property to contain no more than 4 habitable floors and have only 1 kitchen
- Valuation fee quoted on a case by case basis to include a £150 application fee
- Experienced landlords only
- Maximum age 70 at application, but no maximum age at end of mortgage term
- All properties subject to Assured Shorthold Tenancy agreement(s) of 6 months, maximum of 12 months
- 10% capital repayment allowed each year without penalty
- Fast-Track legal service available (for a quote please supply postcode)
- Not available for multiple self-contained flats/bedsits/studios in one freehold Title

### Products

| Interest Rate | Type                | Lender fee (can be added) | Reverting Rate (variable) | Early Redemption Penalties        |
|---------------|---------------------|---------------------------|---------------------------|-----------------------------------|
| 3.14%         | Fixed to 31.10.2017 | £1995 flat fee            | 4.49%                     | 3%; 2% in 1 <sup>st</sup> 2 years |
| 3.34%         | Fixed to 31.10.2017 | £995 flat fee             | 4.49%                     | 3%; 2% in 1 <sup>st</sup> 2 years |
| 3.74%         | Fixed to 31.10.2017 | nil                       | 4.49%                     | 3%; 2% in 1 <sup>st</sup> 2 years |

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