



Investment Properties
HMO & Multi-Unit Blocks Lending Criteria -8 (England & Wales)

This lender will allow a wide range of residential, and semi commercial property types: HMO’s with most accommodation types, including studios/bedsits/flats/rooms. Properties with commercial aspects and flats above commercial premises are acceptable.

Up to 85% Mortgage (75% for HMO)

- HMOs with 8 rooms or less - maximum 85% LTV
- HMOs with more than 8 rooms - maximum 75% LTV
- Interest-only is available
- Minimum loan £100,000
- Maximum term is 30 years, minimum term is 2 years
- Available for tenants on separate tenancy agreements, or on one joint tenancy
- Available for multiple self-contained flats/bedsits/studios/retail shops in one freehold
- Applicants for HMO and Multi-Unit Blocks should have some letting experience
- Lender’s legal fees payable at completion
- 10% capital reduction allowed in any year without penalty

LTV	Up to 65%	65.01% to 75%	75.01% to 85%
Interest rate	3.24% + LIBOR	3.44% + LIBOR	4.04% + LIBOR
2 year fixed rate	Add 0.10% to the above rates		
5 year fixed rate	Add 0.20% to the above rates		
For expats add 0.25% to the above rates			

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

Notes

Lender fee up to 75% LTV is 1.70% of loan amount, of which 1.45% can be added to the loan
 Lender fee for 76% - 85% LTV is 2.00% of loan amount, of which 1.75% can be added to the loan
 Reduce lender fee by 0.50% for mortgages over £1m

Interest only up to 10 years at above rates

For interest only terms of 11 years and over, add 0.5% to the rates shown above

Applicants should have at least 2 years relevant sector experience (refer if not).

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