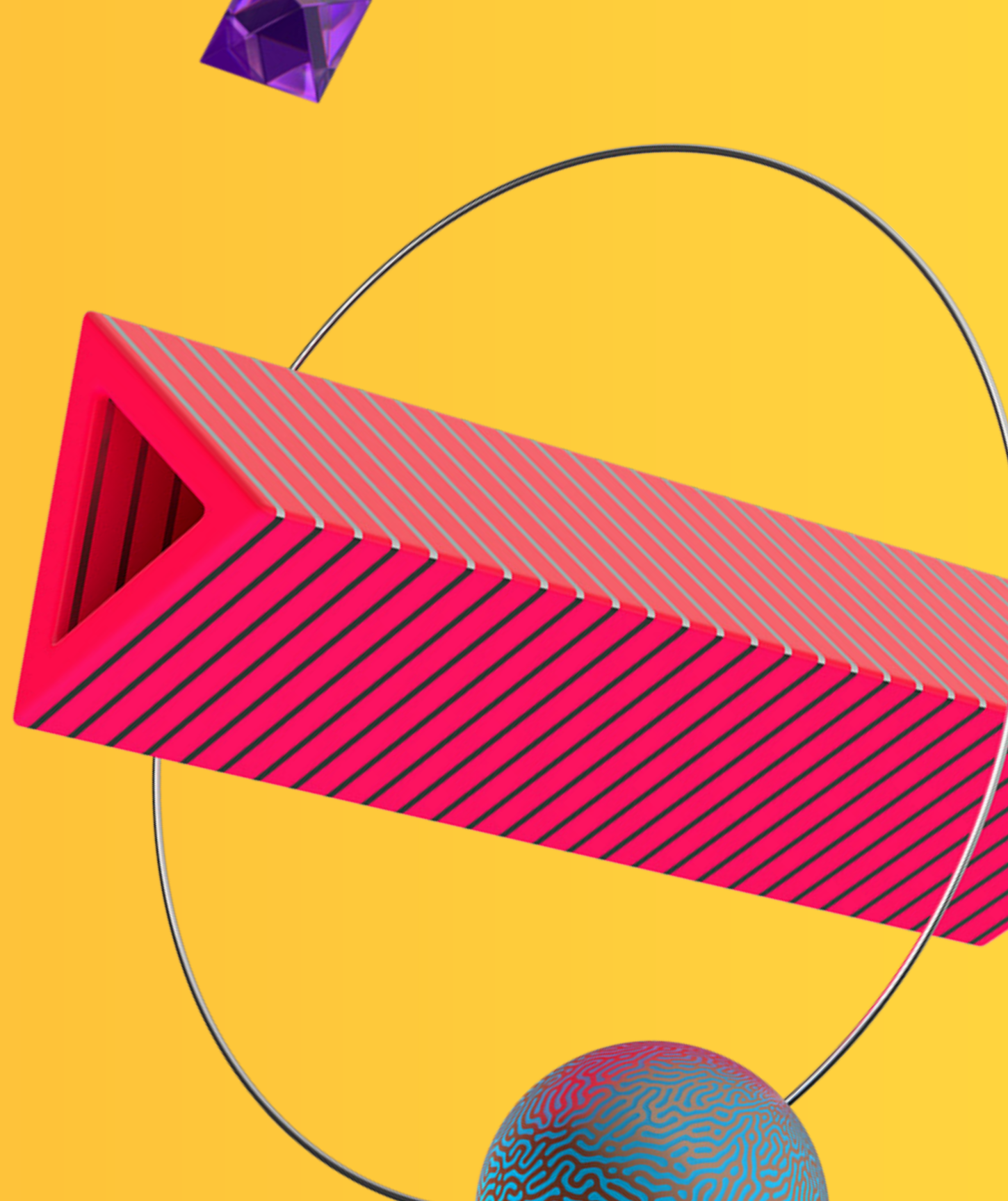


LANDBAY

# Product Guide

13 JULY 2024 | LBPG13072024

FOR INTERMEDIARY USE ONLY



# Welcome to Landbay

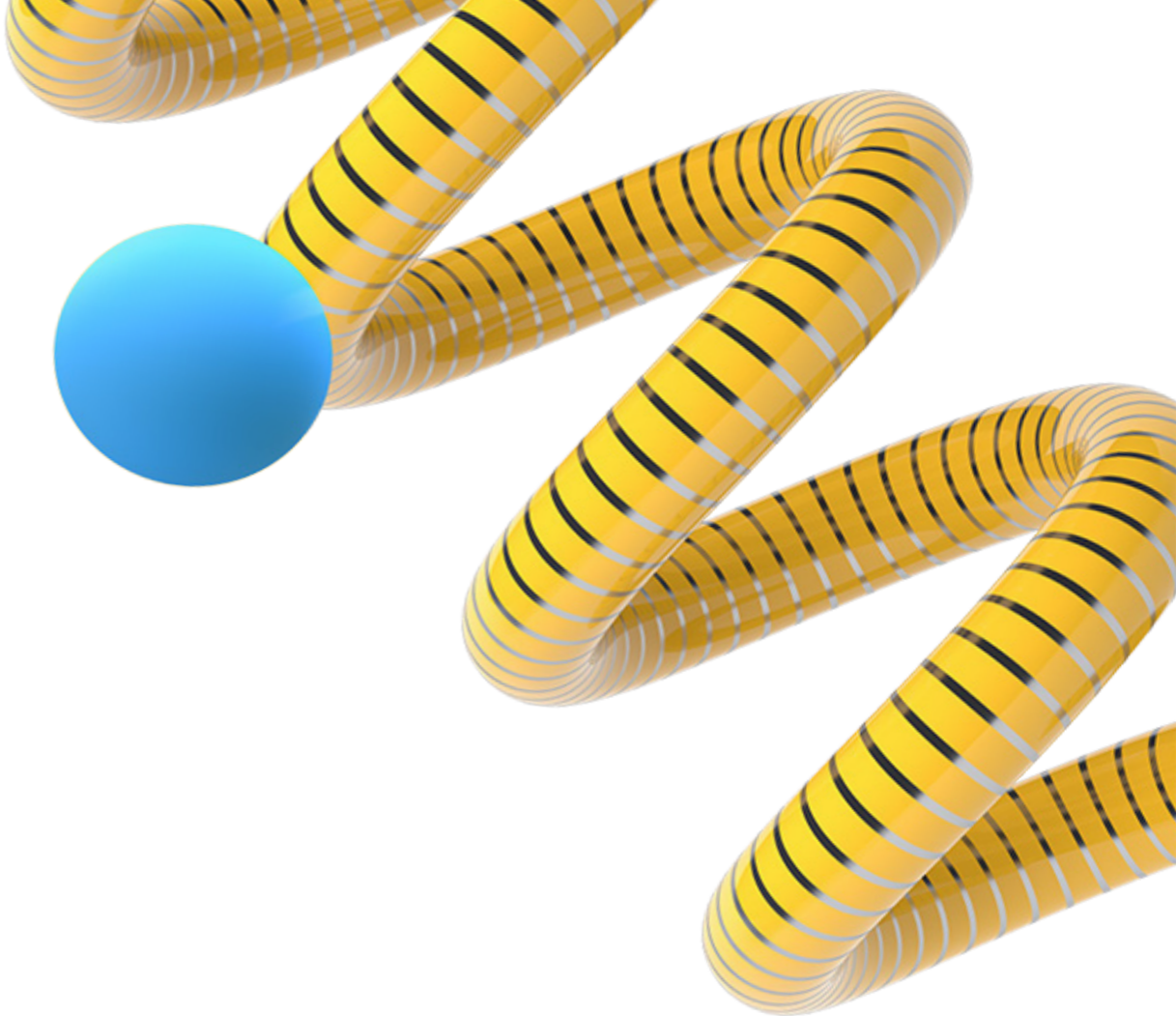
Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- Experts at the end of the line
- Fast decisions you can count on
- Smart technology designed for you



- HMO and MUFBs (up to 12 beds)
- Term trackers (no ERC)
- SPV, LLP & trading Limited Companies



## Like-for-like Standard properties

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES - UP TO 65% LTV										No increased borrowing permitted  The current BBR is 5.25%
Standard	2 Year Fixed	65%	5.79%	3%	£30k	£1.5m	5.79%	2%/2%	LVFB6524685	
Standard	2 Year Fixed	65%	5.29%	4%	£30k	£1.5m	5.29%	2%/2%	LVFB6524689	
Standard	2 Year Fixed	65%	4.59%	5%	£30k	£1.5m	4.59%	2%/2%	LVFB6524699	
STANDARD PROPERTIES - UP TO 75% LTV										
Standard	2 Year Fixed	75%	5.44%	4%	£30k	£1m	5.44%	2%/2%	LVFB7524688	
Standard	2 Year Fixed	75%	4.89%	5%	£30k	£1m	4.89%	2%/2%	LVFB7524698	

**Like for Like 2 year products are stressed at the product pay rate.**

All fixed rates revert to 3.49%+BBR.

Bank Rate will be deemed not to go below a floor of 0.10% even if the BBR falls below this.



## Core product range

### Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>STANDARD PROPERTIES - UP TO 55% LTV</b>										Trading companies are not accepted.
Standard	2 Year Fixed	55%	4.49%	5%	£30k	£1.5m	6.49%	2%/2%	LVFB5524695	
<b>STANDARD PROPERTIES - UP TO 65% LTV</b>										
Standard	2 Year Fixed	65%	5.79%	3%	£30k	£1.5m	7.79%	2%/2%	LVFB6524697	
Standard	2 Year Fixed	65%	4.59%	5%	£30k	£1.5m	6.59%	2%/2%	LVFB6524692	
<b>STANDARD PROPERTIES - UP TO 75% LTV</b>										
Standard	2 Year Fixed	75%	5.94%	3%	£30k	£1m	7.94%	2%/2%	LVFB7524694	
Standard	2 Year Fixed	75%	5.44%	4%	£30k	£1m	7.44%	2%/2%	LVFB7524696	
Standard	2 Year Fixed	75%	4.89%	5%	£30k	£1m	6.89%	2%/2%	LVFB7524682	
Standard	2 Year Fixed	75%	4.29%	6%	£30k	£1m	6.29%	2%/2%	LVFB7524683	

All fixed rates revert to 3.49%+BBR.

## Core product range

### Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>STANDARD PROPERTIES - UP TO 55% LTV</b>										Trading companies are not accepted.
Standard	5 Year Fixed	55%	5.09%	5%	£100k	£1.5m	5.09%	5%/5%/5%/3%/3%	LVFE5524705	
Standard	5 Year Fixed	55%	4.89%	6%	£100k	£1.5m	4.89%	5%/5%/5%/3%/3%	LVFE5524704	
Standard	5 Year Fixed	55%	4.69%	7%	£100k	£1.5m	4.69%	5%/5%/5%/3%/3%	LVFE5524706	
<b>STANDARD PROPERTIES - UP TO 65% LTV</b>										
Standard	5 Year Fixed	65%	5.74%	3%	£100k	£1.5m	5.74%	5%/5%/5%/3%/3%	LVFE6524737	
Standard	5 Year Fixed	65%	5.19%	5%	£100k	£1.5m	5.19%	5%/5%/5%/3%/3%	LVFE6524690	
Standard	5 Year Fixed	65%	4.94%	6%	£100k	£1.5m	4.94%	5%/5%/5%/3%/3%	LVFE6524735	
Standard	5 Year Fixed	65%	4.64%	7%	£100k	£1.5m	4.64%	5%/5%/5%/3%/3%	LVFE6524738	

All fixed rates revert to 3.49%+BBR.



## Core product range

### Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>STANDARD PROPERTIES - UP TO 75% LTV</b>										
Standard	5 Year Fixed	75%	5.99%	£1,299	£30K	£64,999	5.99%	5%/5%/5%/3%/3%	LVFE7524555	Trading companies are not accepted.
Standard	5 Year Fixed	75%	6.44%	0%	£65K	£500k	6.44%	5%/5%/5%/3%/3%	LVFE7524733	
Standard	5 Year Fixed	75%	5.99%	2%	£65K	£1m	5.99%	5%/5%/5%/3%/3%	LVFE7524556	
Standard	5 Year Fixed	75%	5.79%	3%	£65K	£1m	5.79%	5%/5%/5%/3%/3%	LVFE7524736	
Standard	5 Year Fixed	75%	5.24%	5%	£65K	£1m	5.24%	5%/5%/5%/3%/3%	LVFE7524691	
Standard	5 Year Fixed	75%	4.99%	6%	£65K	£1m	4.99%	5%/5%/5%/3%/3%	LVFE7524734	
Standard	5 Year Fixed	75%	4.69%	7%	£65K	£1m	4.69%	5%/5%/5%/3%/3%	LVFE7524739	
<b>STANDARD PROPERTIES - UP TO 80% LTV</b>										
Standard	5 Year Fixed	80%	6.59%	0%	£75k	£500k	6.59%	5%/5%/5%/3%/3%	LVFE8024507	<ul style="list-style-type: none"> <li>• Properties above/adjacent commercial</li> <li>• New build properties</li> <li>• Ex local authority properties</li> <li>• At least one applicant must hold more than 12 months of experience</li> </ul>
Standard	5 Year Fixed	80%	5.89%	3%	£75k	£750k	5.89%	5%/5%/5%/3%/3%	LVFE8024570	

All fixed rates revert to 3.49%+BBR.



# Core product range

## Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
<b>2 YEAR FIXED RATE - UP TO 65% LTV</b>											
Small HMO	2 Year Fixed	65%	4.74%	5%	£75k	£1.5m	6.74%	2%/2%	LHFB6524675	First-time landlords are not accepted New build properties accepted Up to 6 beds/units All fixed rates revert to 3.49%+BBR.	
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>											
Small HMO	2 Year Fixed	75%	5.99%	3%	£75k	£1m	7.99%	2%/2%	LHFB7524679		
Small HMO	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LHFB7524681		
Small HMO	2 Year Fixed	75%	4.34%	6%	£75k	£1m	6.34%	2%/2%	LHFB7524678		
<b>5 YEAR FIXED RATE - UP TO 65% LTV</b>											
Small HMO	5 Year Fixed	65%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE6524534		
Small HMO (Large Loan)	5 Year Fixed	65%	5.89%	3%	£1m	£1.5m	5.89%	5%/5%/5%/3%/3%	LHFE6524573		
Small HMO	5 Year Fixed	65%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE6524703		
Small HMO	5 Year Fixed	65%	5.09%	6%	£75k	£1m	5.09%	5%/5%/5%/3%/3%	LHFE6524672		
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>											
Small HMO	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE7524528		
Small HMO (Large Loan)	5 Year Fixed	75%	5.99%	3%	£1m	£1.5m	5.99%	5%/5%/5%/3%/3%	LHFE7524572		
Small HMO	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7524708		
Small HMO (Large Loan)	5 Year Fixed	75%	5.49%	5%	£1m	£1.5m	5.49%	5%/5%/5%/3%/3%	LHFE7524575		
Small HMO	5 Year Fixed	75%	5.19%	6%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LHFE7524668		

## Core product range

### Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>SMALL HMO - 5 YEAR FIXED RATE - UP TO 80% LTV</b>										
Small HMO	5 Year Fixed	80%	6.69%	0%	£75k	£500k	6.69%	5%/5%/5%/3%/3%	LHFE8024515	First-time landlords are not accepted Up to 6 beds/units Ex local authority properties
Small HMO	5 Year Fixed	80%	6.19%	3%	£75k	£750k	6.19%	5%/5%/5%/3%/3%	LHFE8024569	
<b>LARGE HOUSES IN MULTIPLE OCCUPATION</b>										
Large HMO	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231313	First-time landlords are not accepted New build properties accepted Up to 12 beds/units
Large HMO	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE6524268	
Large HMO	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE7524271	
<b>FIRST-TIME LANDLORDS</b>										
Small HMO	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB7524541	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524518	

All fixed rates revert to 3.49%+BBR.



# Core product range

## Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
<b>2 YEAR FIXED RATE - UP TO 65% LTV</b>											
Small MUFB	2 Year Fixed	65%	4.74%	5%	£75k	£1.5m	6.74%	2%/2%	LHFB6524671	First-time landlords are not accepted New build properties accepted Up to 6 beds/units All fixed rates revert to 3.49%+BBR.	
<b>2 YEAR FIXED RATE - UP TO 75% LTV</b>											
Small MUFB	2 Year Fixed	75%	5.99%	3%	£75k	£1m	7.99%	2%/2%	LHFB7524676		
Small MUFB	2 Year Fixed	75%	4.89%	5%	£75k	£1m	6.89%	2%/2%	LHFB7524680		
Small MUFB	2 Year Fixed	75%	4.34%	6%	£75k	£1m	6.34%	2%/2%	LHFB7524677		
<b>5 YEAR FIXED RATE - UP TO 65% LTV</b>											
Small MUFB	5 Year Fixed	65%	5.89%	3%	£75k	£1m	5.89%	5%/5%/5%/3%/3%	LHFE6524526		
Small MUFB (Large Loan)	5 Year Fixed	65%	5.89%	3%	£1m	£1.5m	5.89%	5%/5%/5%/3%/3%	LHFE6524580		
Small MUFB	5 Year Fixed	65%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE6524702		
Small MUFB	5 Year Fixed	65%	5.09%	6%	£75k	£1m	5.09%	5%/5%/5%/3%/3%	LHFE6524674		
<b>5 YEAR FIXED RATE - UP TO 75% LTV</b>											
Small MUFB	5 Year Fixed	75%	5.99%	3%	£75k	£1m	5.99%	5%/5%/5%/3%/3%	LHFE7524542		
Small MUFB (Large Loan)	5 Year Fixed	75%	5.99%	3%	£1m	£1.5m	5.99%	5%/5%/5%/3%/3%	LHFE7524577		
Small MUFB	5 Year Fixed	75%	5.49%	5%	£75k	£1m	5.49%	5%/5%/5%/3%/3%	LHFE7524709		
Small MUFB (Large Loan)	5 Year Fixed	75%	5.49%	5%	£1m	£1.5m	5.49%	5%/5%/5%/3%/3%	LHFE7524582		
Small MUFB	5 Year Fixed	75%	5.19%	6%	£75k	£1m	5.19%	5%/5%/5%/3%/3%	LHFE7524669		

## Core product range

### Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>LARGE MULTI-UNIT FREEHOLD BLOCK</b>										First-time landlords are not accepted New build properties accepted Up to 12 beds/units
Large MUFB	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231314	
Large MUFB	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/5%/3%/3%	LHFE6524270	
Large MUFB	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/5%/3%/3%	LHFE7524269	
<b>FIRST-TIME LANDLORDS</b>										New build properties accepted Up to 6 beds/unit
Small MUFB	2 Year Fixed	75%	4.99%	5%	£75k	£1m	6.99%	2%/2%	LHFB7524540	
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524520	

All fixed rates revert to 3.49%+BBR.

## Core product range

### Trading limited companies

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	2 Year Fixed	75%	5.04%	5%	£75k	£1m	7.04%	2%/2%	LVFB7524551	First-time landlords accepted
Standard	5 Year Fixed	75%	5.44%	5%	£75k	£1m	5.44%	5%/5%/5%/3%/3%	LVFE7524522	
Small HMO	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LHFB7524549	New build properties accepted No first-time landlords Small HMO/MUFB Up to 6 beds/units
Small HMO	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524521	
Small MUFB	2 Year Fixed	75%	5.14%	5%	£75k	£1m	7.14%	2%/2%	LHFB7524548	
Small MUFB	5 Year Fixed	75%	5.54%	5%	£75k	£1m	5.54%	5%/5%/5%/3%/3%	LHFE7524523	

All fixed rates revert to 3.49%+BBR.



# Core product range

## 2 year tracker

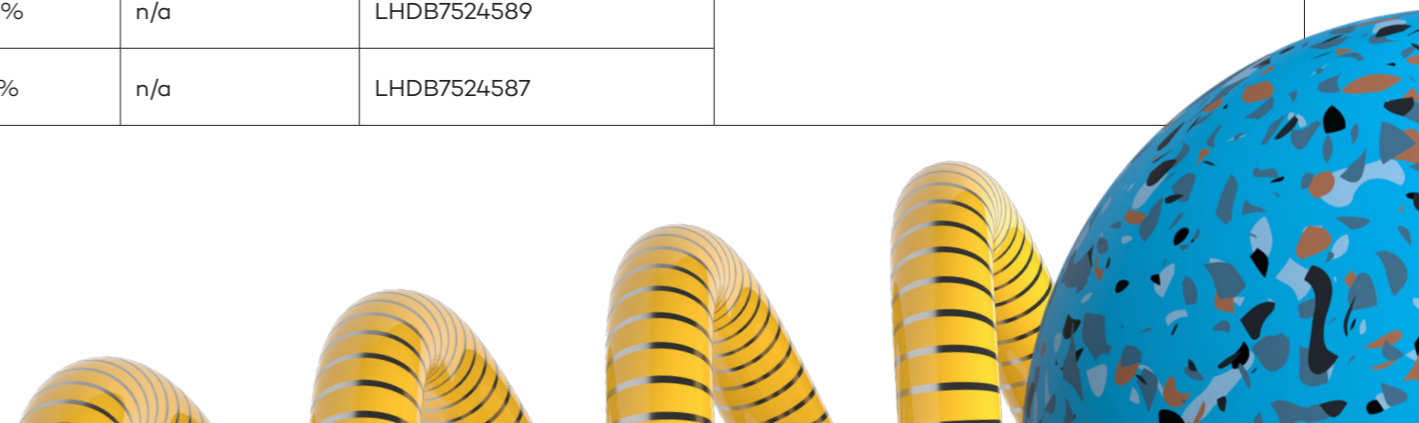
Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
<b>STANDARD PROPERTIES</b>											
Standard	2 year tracker	65%	6.69% (1.44%+BBR)	3%	£75k	£1m	8.69%	n/a	LVDB6524590	New build properties accepted  The current BBR is 5.25%.	
Standard	2 year tracker	65%	5.59% (0.34%+BBR)	5%	£75k	£1m	7.59%	n/a	LVDB6524591		
Standard	2 year tracker	75%	6.94% (1.69%+BBR)	3%	£30k	£1m	8.94%	n/a	LVDB7524586		
Standard	2 year tracker	75%	5.84% (0.59%+BBR)	5%	£30k	£1m	7.84%	n/a	LVDB7524585		
<b>STANDARD LIKE-FOR-LIKE PROPERTIES</b>											
Standard	2 year tracker	65%	5.59% (0.34%+BBR)	5%	£75k	£1m	5.59%	n/a	LVDB6524584		
Standard	2 year tracker	75%	5.84% (0.59%+BBR)	5%	£30k	£1m	5.84%	n/a	LVDB7524583		
<b>SMALL HMO - UP TO 6 BEDS</b>											
Small HMO	2 year tracker	75%	6.94% (1.69% + BBR)	3%	£75k	£1m	8.94%	n/a	LHDB7524592		
Small HMO	2 year tracker	75%	5.84% (0.59% + BBR)	5%	£75k	£1m	7.84%	n/a	LHDB7524588		
<b>SMALL MUFB - UP TO 6 BEDS</b>											
Small MUFB	2 year tracker	75%	6.94% (1.69% + BBR)	3%	£75k	£1m	8.84%	n/a	LHDB7524589		
Small MUFB	2 year tracker	75%	5.84% (0.59% + BBR)	5%	£75k	£1m	7.84%	n/a	LHDB7524587		

Tracker products are stressed at either 5.5% or rate +2%, whichever is greater.

Rates will revert to 3.49%+BBR after the two year discounted period ends.

We will recalculate affordability should there be a change to BBR.

Bank Rate will be deemed not to go below a floor of 0.10% even if the BBR falls below this.



## ICR rules

5 YEAR FIXED RATE PRODUCTS STRESSED AT PAY RATE

2 YEAR FIXED RATE AND TRACKER RATE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +2%

2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +1%

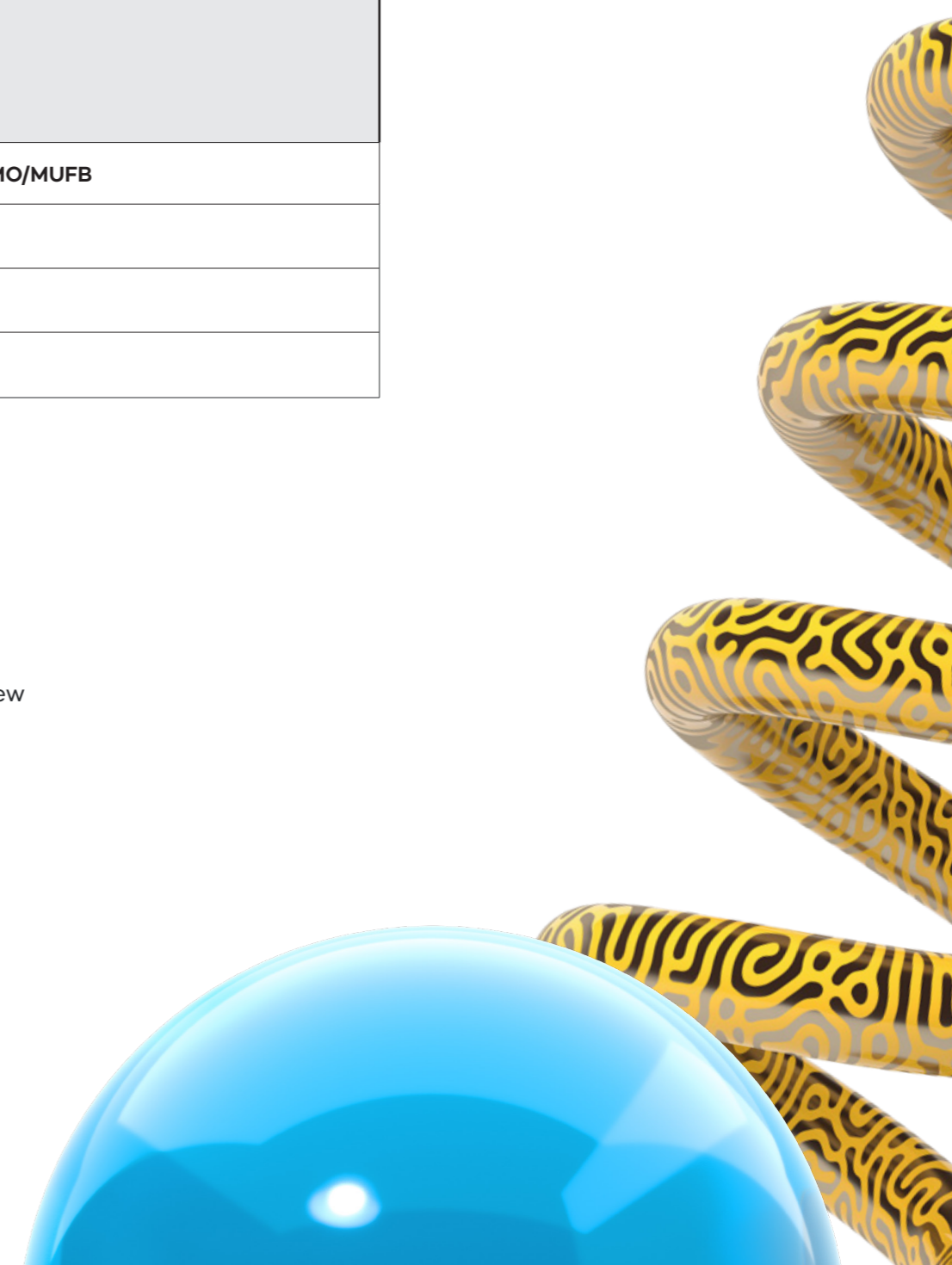
	Standard	HMO/MUFB	First-time landlord HMO/MUFB
Individual - Basic rate taxpayer	125%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%
Limited Company/LLP	125%	125%	135%

Where the application meets more than one of the above stress rates, the higher stress rate will apply. The underlying affordability of the background portfolio for an application will be considered against a minimum underlying ICR rate of 125% @ 5.00%.

If any applicant on an application is a high rate taxpayer, the higher rate margin applies.

All mortgage applications are subject to regional risk limits. Please note the administration fee is non-refundable. For HMO properties with 10+ rooms a quote will be required. Please contact us for more information.

Please be aware that all applications must **reach offer within 50 days** from full submission. If an offer is not made by this time, a new product will need to be selected, which could affect the loan size, rate and criteria. All mortgage offers are **valid for 90 days**.



## Valuation fees

All applications are subject to a £199 non-refundable application fee

Property value	Standard properties	Small HMO	Large HMO/ MUFB
Up to - £150,000	£250	£750	£1200
£ 150,001 - £200,000	£285	£750	£1200
£ 200,001 - £250,000	£315	£750	£1200
£ 250,001 - £300,000	£370	£750	£1300
£ 300,001 - £400,000	£430	£750	£1350
£ 400,001 - £500,000	£490	£900	£1500
£ 500,001 - £600,000	£555	£925	£1600
£ 600,001 - £700,000	£610	£1000	£1700
£ 700,001 - £800,000	£695	£1075	£1825
£ 800,001 - £900,000	£760	£1125	£1950
£ 900,001 - £1,000,000	£860	£1200	£2150
£1,000,001 - £1,200,000	£975	£1275	£2350
£1,200,001 - £1,250,000	£1145	£1350	£2350
£1,250,001 - £1,400,000	£1145	£1350	£2425
£1,400,001 - £1,500,00	£1305	Quote	£2425
£1,500,001 - £1,600,000	£1305	Quote	£2500
£1,600,001 - £1,750,000	£1540	Quote	£2500
£1,750,001 - £1,800,000	£1540	Quote	£2575
£1,800,001 - £2,000,000	£1820	Quote	£2575
£2,000,001 - £2,500,000	Quote	Quote	£3250
£2,500,000+	Quote	Quote	Quote



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