

PRODUCT GUIDE

JULY 2024



COMMON SENSE BUY TO LET

FOR WHEN THE HIGH STREET SAYS NO



Day 1
Remortgages

No Maximum
Age

Portfolio
Landlords

Ltd Companies
& LLP's

HMO & MUB's
unlimited
rooms/units

Up To 4
Applicants

Above/Adjacent
to Commercial

Student
Lets

Ex-Local
Authority

No Minimum
Income

Studio Flats
below
30sqm

Adverse
Credit

Holiday
Lets

Parental and
Family Gifted
Deposits

New & Trading
Companies

Director &
Intercompany
Loans

MORE FLEXIBILITY FOR LANDLORDS

MORE FLEXIBILITY ON PROPERTIES

MORE FLEXIBLE LENDING

This document was last updated on the 02/07/2024 - V70_Q17CAT

THIS INFORMATION IS FOR THE USE OF MORTGAGE INTERMEDIARIES AND OTHER PROFESSIONALS ONLY

Rates & Fees

Stress Rates for ICR

Tracker Rates	2yr	5yr	7yr	Background Portfolio
Pay rate + 2% (min 5.5%)	Pay rate + 2% (min 5.5%)	Pay rate	Pay rate	6%

ICR Calculations

Basic Rate Tax Payer	Higher Rate Tax Payer	Limited Company	Background Portfolio	£ for £ Remortgage	Ex Pat & Foreign National
125%	145%	125%	100%	*100%	**145%

Valuation Fees

Purchase Price/Value	Single Unit	Multi-Unit	Specialist Range / QML Pro	Ex Pat /Foreign National	HMO/MUFB Over 6 bedrooms
To £100,000	£179	£475	£318	£475	£1,014
£150,000	£199	£475	£318	£475	£1,014
£200,000	£219	£495	£354	£495	£1,014
£250,000	£239	£510	£414	£510	£1,014
£300,000	£269	£565	£414	£565	£1,014
£350,000	£294	£620	£474	£620	£1,134
£400,000	£319	£620	£474	£620	£1,134
£450,000	£349	£675	£534	£675	£1,254
£500,000	£379	£675	£534	£675	£1,254
£600,000	£489	£755	£654	£755	£1,374
£700,000	£589	£805	£714	£805	£1,494
£800,000	£654	£890	£774	£890	£1,614
£900,000	£714	£965	£834	£965	£1,734
£1,000,000	£829	£1,035	£954	£1,035	£1,854
£1,500,000	£1,225	£1,435	£1,494	£1,435	Refer
£2,000,000	£1,625	£1,835	£1,794	£1,835	Refer

*Minimum of 2 years clear mortgage history at underwriters discretion
 **If you are a UK Basic rate tax payer, you maybe assessed using an ICR of 125%

Arrangement Fees

Arrangement Fees chargeable from 2.25%. For loans under £100,000 the following minimum fees apply: Ex-Pat and Foreign National £2,300 & Specialist & QML Pro £2,990. These can be added to the loan
 Pre offer product switch available for a fee of £499

Packaging Requirements

Full background portfolio details to include full address, property value, rental income / value, mortgage lender (if applicable), mortgage balance and monthly mortgage payment. Applicants own spreadsheet accepted

ID, evidence of Income and Bank Statements not required where the applicant agrees to the use of Electronic ID verification and Open Banking to verify Income. Where the applicant does not agree to Open Bank the latest payslip & P60 or latest Online tax assessment will be requested plus the last 3 months Bank Statements

Ex Pats & Foreign nationals: Last 3 Month payslips plus copy of contract if employed or last years tax return if self-employed. 3 months personal bank statements. Evidence of deposit. QM panel solicitor to be instructed on a dual or sole basis

Application Fees

Non-refundable application fee of £199.00 plus valuation fee as per scale

N.B. Valuation Fees quoted are for properties up to 6 bedrooms and no commercial usage. Fees for properties over 6 bedrooms or where there is any element of commercial use are available on request. Fee scales are at the valuers discretion and may vary. They should be treated as a guide only.

Valuation Fees for the Specialist and QML Pro range are for single unit properties only. Fees for all other properties on these ranges are available on request. A specialist Valuer will be instructed (at the borrower's cost) for any non standard properties, if there are any unusual aspects of the property that is not clear from the information provided on the application that may prevent it from being valued as 'standard', please inform us at the start of the application process, in the property notes section or upload a document providing details. Examples of this are short leases or BTL Investor led developments.



Green Boost

+2% LTV to cover the cost of updating single unit properties to energy efficient homes (not available for QML Pro products)

Single Units


UK Resident Individuals & Ltd Co SPV

Rate Type	Arrangement Fee	Up to 65% LTV	Up to 75% LTV	Up to 80% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%	6.79%	6.99%	7.29%	BOE + 4.5%	2/1%
5 Year Fixed	2.25%	5.89%	6.09%	6.49%	BOE + 4.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%	5.49%	5.49%	N/A	BOE + 4.5%	5/4/3/2/1%
7 Year Fixed	2.25%	6.29%	6.49%	6.79%	BOE + 4.5%	7/7/7/4/3/2/1%
2 Year Discount Tracker	3.05%	BOE + 2.69%	BOE + 2.74%	N/A	BOE + 4.5%	1%/1%
Lifetime Tracker	2.80%	BOE + 3.75%	BOE + 3.80%	N/A	N/A	None

Rate Type	Arrangement Fee	70% LTV	Reversion Rate	ERC	Val Fees
£ 4 £ Remortgage 5 Year Fixed	2.50%	6.09%	BOE + 4.5%	5/4/3/2/1%	Refunded up to a max of £1000
£ 4 £ Remortgage 5 Year Fixed Ltd Edition	5.50%	5.49%	BOE + 4.5%	5/4/3/2/1%	Refunded up to a max of £1000

Green LTV Boost 2	2.25%	7.20% 2 year fixed for 81% or 82% LTV	BOE + 4.5%	2/1%
Green LTV Boost 5	2.25%	6.40% 5 year fixed for 81% or 82% LTV	BOE + 4.5%	5/4/3/2/1%
Green LTV Boost 7	2.25%	6.70% 7 year fixed for 81% or 82% LTV	BOE + 4.5%	7/7/7/4/3/2/1%

Single Unit	Maximum Loan	Maximum Loan (by area)
82% LTV (Green mortgage only)*	£500,000	N/A
80% LTV	£500,000	N/A
75% LTV	£750,000	£1,000,000 within southern area postcodes
70% LTV (£ 4 £ Remo Only)*	£1,500,000	N/A
65% LTV	£1,500,000	£2,000,000 within southern area postcodes

£ for £ Remortgages	<ul style="list-style-type: none"> As per our criteria, the loan must be a pound for pound remortgage (no additional borrowing except remortgage fees) and the loan we are remortgaging must have 2 years clean payment history This remortgage product will refund the valuation fee (up to a maximum of £1000) ICR calculation of 100% up to 70% LTV
Minimum Loan	£100,000
Minimum Property Value	£125,000
Maximum Loan	<ul style="list-style-type: none"> £1.5 Million to 65% LTV (£2,000,000 within southern area postcodes) £1 Million to 75% LTV for properties in Southern area postcodes that qualify £750,000 up to 75% for properties outside this area £500,000 to 80% LTV (82% Green Mortgages Only) 
Landlord Experience	Applicant 1 is required to hold 1 existing BTL property, with a minimum of 1 yrs market experience
Property Considered	<ul style="list-style-type: none"> Standard Leasehold Flats up to 80% LTV (capital raising for any legal purposes) New build flats up to 75% LTV - regardless of number of storeys Leasehold properties - Minimum of 35yrs remaining at the end of the mortgage term Converted, purpose-built and studio flats above 30sqm BTL Investor led developments
Ex Local Authority	<ul style="list-style-type: none"> Maximum of 5 floors Minimum value of £200,000 No deck access At least 50% of the properties are owner occupied* Valuer to confirm the property is suitable security and, in an area where demand is not falling <p>*To check percentage of owner occupied please visit: Streetcheck, enter your postcode and click on 'Housing'</p>
Lending Area	England and Wales
Solicitor Information	<p>All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee:</p> <ul style="list-style-type: none"> Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society Hold a relevant accreditation Have at least 3 partners in the practice <p>Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here</p>


Multi Units & HMOs

UK Resident individuals & Ltd Co SPV, HMO & Multi Unit properties up to 6 rooms/units

Rate Type	Arrangement Fee	Up to 65% LTV	Up to 75% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%	6.99%	7.09%	BOE + 5.5%	2/1%
5 Year Fixed	2.25%	6.19%	6.29%	BOE + 5.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%	5.69%	5.69%	BOE + 5.5%	5/4/3/2/1%
7 Year Fixed	2.25%	6.59%	6.59%	BOE + 5.5%	7/7/7/4/3/2/1%
2 Year Discount Tracker	3.05%	BOE + 2.79%	BOE + 2.89%	BOE + 5.5%	1%/1%
Lifetime Tracker	2.80%	BOE + 3.89%	BOE + 3.94%	N/A	None

Rate Type	Arrangement Fee	70% LTV	Reversion Rate	ERC	Val Fees
£ 4 £ Remortgage 5 Year Fixed	2.50%	6.29%	BOE + 5.5%	5/4/3/2/1%	Refunded up to a max of £1000
£ 4 £ Remortgage 5 Year Fixed Ltd Edition	5.50%	5.69%	BOE + 5.5%	5/4/3/2/1%	Refunded up to a max of £1000

Multi-Units & HMOs	Maximum Loan	Maximum Loan (by area)
75% LTV	£750,000	£1,500,000 within southern area postcodes
70% LTV (£ 4 £ Remo Only)	£1,500,000	N/A
65% LTV	£1,500,000	£2,000,000 within southern area postcodes

£ for £ Remortgages	<ul style="list-style-type: none"> As per our criteria, the loan must be a pound for pound remortgage (no additional borrowing except remortgage fees) and the loan we are remortgaging must have 2 years clean payment history This remortgage product will refund the valuation fee (up to a maximum of £1000) and comes with a 2.5% product fee ICR calculation of 100% up to 70% LTV
Minimum Loan	£100,000
Minimum Property Value	£125,000
Maximum Loan	<ul style="list-style-type: none"> £1.5 Million to 65% LTV £2,000,000 within southern area postcodes £1.5 Million to 75% LTV for properties in Southern area postcodes that qualify £750,000 to 75% LTV for properties outside this area 
Landlord Experience	Applicant 1 is required to hold 1 existing BTL property, with a minimum of 1 yrs market experience
Property Considered	<ul style="list-style-type: none"> Multi Unit Freehold Blocks up to 6 units held under a single freehold title (any size unit) Multi Unit Freehold Blocks up to 6 units where utilities are shared, the LTV will be restricted to 65% HMO's up to 6 rooms – license required where the Local Authority demands it HMO's up to 6 rooms – maximum 6 tenants with individual AST's HMO's & MUB's with any units under 30sqm - VAS valuation is required HMO's & MUB's available up to 75% LTV & no requirements for landlords to own another HMO Holiday Lets/Air BnB
Lending Area	England and Wales
Solicitor Information	<p>All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee:</p> <ul style="list-style-type: none"> Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society Hold a relevant accreditation Have at least 3 partners in the practice <p>Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here</p>


Holiday Lets (inc in Multi Units & HMOs range)

UK Resident Individuals & Ltd Co SPV

Rate Type	Arrangement Fee	Up to 65% LTV	Up to 75% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%	6.99%	7.09%	BOE + 5.5%	2/1%
5 Year Fixed	2.25%	6.59%	6.69%	BOE + 5.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%	6.09%	6.09%	BOE + 5.5%	5/4/3/2/1%
7 Year Fixed	2.25%	6.59%	6.59%	BOE + 5.5%	7/7/7/4/3/2/1%
2 Year Discount Tracker	3.05%	BOE + 2.79%	BOE + 2.89%	BOE + 5.5%	1%/1%
Lifetime Tracker	2.80%	BOE + 3.89%	BOE + 3.94%	N/A	None

Rate Type	Arrangement Fee	70% LTV	Reversion Rate	ERC	Val Fees
£ 4 £ Remortgage 5 Year Fixed	2.50%	6.69%	BOE + 5.5%	5/4/3/2/1%	Refunded up to a max of £1000
£ 4 £ Remortgage 5 Year Fixed Ltd Edition	5.50%	6.09%	BOE + 5.5%	5/4/3/2/1%	Refunded up to a max of £1000

Multi-Units & HMOs	Maximum Loan	Maximum Loan (by area)
75% LTV	£750,000	£1,500,000 within southern area postcodes
70% LTV (£ 4 £ Remo Only)	£1,500,000	N/A
65% LTV	£1,500,000	£2,000,000 within southern area postcodes

£ for £ Remortgages	<ul style="list-style-type: none"> As per our criteria, the loan must be a pound for pound remortgage (no additional borrowing except remortgage fees) and the loan we are remortgaging must have 2 years clean payment history This remortgage product will refund the valuation fee (up to a maximum of £1000) and comes with a 2.5% product fee ICR calculation of 100% up to 70% LTV
Minimum Loan	£100,000
Minimum Property Value	£125,000
Maximum Loan	<ul style="list-style-type: none"> £1.5 Million to 65% LTV £2,000,000 within southern area postcodes £1.5 Million to 75% LTV for properties in Southern area postcodes that qualify £750,000 to 75% LTV for properties outside this area 
Landlord Experience	Applicant 1 is required to hold 1 existing BTL property, with a minimum of 1 yrs market experience
Property Considered	<ul style="list-style-type: none"> Properties located in a known tourist area Listed on at least one recognised holiday let listing website Assessed on a standard AST Short term lets / Airbnb's not used solely for holidays (e.g. short-term worker accommodation), are not classified as holiday lets and as such continue to be assessed on AST value only Where the property is a well presented single dwelling, in an area below average unemployment rates, underwriters have the discretion to use average of actual rental income, rather than the AST rental value (see documents section of website for towns available here)
Lending Area	England and Wales
Solicitor Information	<p>All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee:</p> <ul style="list-style-type: none"> Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society Hold a relevant accreditation Have at least 3 partners in the practice <p>Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here</p>

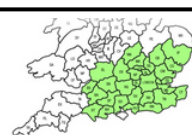
Specialist

UK resident individuals & Ltd Co SPV's including Northern Ireland SPV, HMO & MUFB up to 12 rooms, flats above or adjacent to commercial premises, deck access flats, smaller studio flats

Rate Type	Arrangement Fee	Up to 65% LTV	Up to 70% LTV	Reversion Rate	ERC
2 Year Fixed	2.50%*	7.09%	7.19%	BOE + 5.5%	2/1%
5 Year Fixed	2.50%*	6.79%	6.89%	BOE + 5.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.50%*	6.29%	6.29%	BOE + 5.5%	5/4/3/2/1%
7 Year Fixed	2.50%*	6.79%	6.79%	BOE + 5.5%	7/7/7/4/3/2/1%
2 Year Discount Tracker	3.00%*	BOE + 2.99%	BOE + 3.04%	BOE + 5.5%	1%/1%
Lifetime Tracker	2.80%*	BOE + 4.25%	BOE + 4.30%	N/A	None

*A minimum product fee of £2990 is applicable on all Specialist Range Products

Specialist	Maximum Loan	Maximum Loan (by area)
70% LTV	£500,000	£1 Million within southern area postcodes £500,000 for properties in Northern Ireland

Minimum Loan	£100,000
Minimum Property Value	£143,000
Maximum Loan	<ul style="list-style-type: none"> £1 Million for properties in Southern area postcodes that qualify £500,000 up to 70% LTV for properties outside this area £500,000 for properties in Northern Ireland 
Landlord Experience	<p>Applicants applying for Specialist properties must own at least 2 Buy to Let properties, with a minimum of 2 yrs market experience</p> <p>Applicants with 1 existing property with a minimum of 2yrs market experience may be considered where the loan is one of the following: below £100,000 on a single unit, freehold properties in Northern Ireland, ex local authority or semi commercial. Applicants over the age of 85 at the end of the term are also acceptable on this range.</p>
Property Considered	<ul style="list-style-type: none"> HMO, MUFB, student lets up to 12 rooms/units Flats above or adjacent to commercial premises Flats above/adjacent to food outlets or alcohol sales max 65% LTV Flats with deck access Studio flats below 30 sqm Ex Local Authority developments with under 50% private ownership Semi commercial units (60% residential & 40% commercial use max & assessed on a standard AST of both commercial & residential rental income) Ex local authority flats over 5 floors up to a maximum of 12 Properties with Flying Freehold
Property Considered in Northern Ireland	<ul style="list-style-type: none"> Freehold properties including HMO's up to 6 rooms and Multi Unit Blocks up to 6 units Freehold holiday lets including Air BnB
Lending Area	England, Wales & Northern Ireland
Solicitor Information	<p>All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee:</p> <ul style="list-style-type: none"> Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society Hold a relevant accreditation Have at least 3 partners in the practice <p>Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here</p>

Ex Pat & Foreign Nationals

All properties within the single unit and multi unit range including HMO's and MUB's up to 6 rooms/units are acceptable. Applicants must have a min income of £35,000 GBP equivalent & reside in countries with a BASEL risk score of 6.0 or less

Rate Type	Arrangement Fee	Up to 55% LTV	Up to 75% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%*	7.49%	7.69%	BOE + 5.5%	2/1%
5 Year Fixed	2.25%*	7.09%	7.29%	BOE + 5.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%*	6.69%	6.69%	BOE + 5.5%	5/4/3/2/1%
7 Year Fixed	2.25%*	7.19%	7.19%	BOE + 5.5%	7/7/7/4/3/2/1%
2 Year Discount Tracker	3.00%*	BOE + 2.99%	BOE + 3.04%	BOE + 5.5%	1%/1%
Lifetime Tracker	2.80%*	BOE + 4.25%	BOE + 4.30%	N/A	None

*A minimum product fee of £2300 is applicable on all Ex Pat and Foreign National loans under £100,000

Ex Pats & Foreign Nationals	Maximum Loan	Maximum Loan (by area)
75% LTV	£750,000	£1,000,000 within southern area postcodes

Minimum Loan	£25,001
Minimum Property Value	£70,000
Maximum Loan	£750,000 (£1,000,000 within southern area postcodes)
Landlord Experience	The applicant must have a UK bank account, property management and at least 1 existing BTL property, with a minimum of 1 yrs market experience This BTL experience can be in the country of their residence up to 55% LTV
Property Considered	<ul style="list-style-type: none"> Standard Leasehold & New Build Flats up to 75% LTV - regardless of number of storeys Leasehold properties - Minimum of 35yrs remaining at the end of the mortgage term Converted, purpose-built and studio flats above 30sqm Properties to be of standard construction Multi Unit Freehold Blocks up to 6 Units held under a single freehold title (any size unit) Multi Unit Freehold Blocks up to 6 units where utilities are shared, the LTV will be restricted to 65% HMO's up to 6 Rooms – license required where the Local Authority demands it HMO's up to 6 Rooms – maximum 6 tenants with individual AST's HMO's & MUB's available up to 75% LTV & no requirements for landlords to own another HMO
Lending Area	England & Wales
Solicitor Information	<p>All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee:</p> <ul style="list-style-type: none"> Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society Hold a relevant accreditation Have at least 3 partners in the practice <p>Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here</p>

QML Pro

QML Pro is a more specialist range for properties and circumstances that do not fit the standard Quantum Mortgages criteria.

Rate Type	Arrangement Fee	Up to 55% LTV	Up to 65% LTV	Reversion Rate	ERC
5 Year Fixed	2.99%*	7.39%	7.49%	BOE + 6%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.99%*	6.89%	6.89%	BOE + 6%	5/4/3/2/1%

*A minimum product fee of £2990 is applicable on all QML Pro loans under £100,000

QML Pro	Maximum Loan	Maximum Loan (by area)
65% LTV	£1 Million	£1 Million

Minimum Loan	£25,001
Minimum Property Value	£38,464
Maximum Loan	£1 Million
Landlord Experience	At least 1 applicant must have owned 2 investment properties, with a minimum of 1 yrs market experience
Property Considered	<p>Examples of acceptable properties would be (not exhaustive as underwriters can consider other property types accept those classed as unacceptable):</p> <ul style="list-style-type: none"> HMO and Multi Units greater than 12 rooms / units Concrete construction (except unrepaired defective concrete) Properties valued at less than £70,000 Freehold flats and maisonettes Freehold Coach Houses Properties with Flying Freehold Properties with single skin extensions Properties with greater than five acres of land Properties less than ten years old with a warranty backed by an FCA regulated insurer but not on the standard QML acceptable warranty list Properties subject to sale restrictions that moderately limit the potential purchaser universe such as a section 106 planning order (limiting purchasers to the local area, first time buyers, age or employment types) or an agricultural restriction (where purchasers must be involved in agriculture) Properties determined as unacceptable security by an appointed valuer solely in respect of mortgageability and due to a reason or reasons which are otherwise explicitly permitted in this policy (e.g. small studio flats) and not due to a concern with rentability or the condition of the property itself. Semi commercial properties that don't have a 60% residential and 40% commercial split <p>A specialist Valuer will be instructed (at the borrower's cost) where a cash valuation can be accepted. Standard and non-standard methods of construction are accepted except where the valuer confirms the property is not habitable or is listed on QML's unacceptable property list.</p> <p>The property must have a usage class of C3, C4 or Sui Generis, be registered at Land Registry and be suitable for a residential tenancy at the time of completion. Title Insurance will be required on all loans</p>
Tenancy Accepted	<ul style="list-style-type: none"> All tenancy types are acceptable except where there is any element of subletting or an absent freeholder <ul style="list-style-type: none"> Standard AST Holiday let Corporate Let DWP Housing Association Charity There is no minimum or maximum tenancy term Trading companies are acceptable corporate structures where Personal Guarantees are obtained from all applicants (regardless of the LTV)
Lending Area	England, Wales & Northern Ireland
Solicitor Information	<p>All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee:</p> <ul style="list-style-type: none"> Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society Hold a relevant accreditation Have at least 3 partners in the practice <p>Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here</p>

Generic Criteria Guide

Generic Criteria Guide for all Products

Min / Max Age	<ul style="list-style-type: none"> Min 21 yrs Max 85 yrs at end of term for the youngest applicant No maximum age on Specialist or QML Pro ranges
Min / Max Term	<ul style="list-style-type: none"> Minimum 2 yrs Maximum 40 yrs
Min Income	<ul style="list-style-type: none"> No minimum income subject to an affordability sense check except for Ex Pat or Foreign National – equivalent to £35,000 or higher Employed income - latest months payslip or Open Banking data Self Employed income - latest months business bank statement and latest SA302 or Open Banking data Ex Pat / Foreign Nationals income - last 3 months payslips + copy of contract or last years tax return if self employed
Max Borrower Exposure	<ul style="list-style-type: none"> The aggregate exposure to any one Customer (excluding any Guarantor(s)) must not exceed the lesser of £5,000,000 or 100 loans We can now consider large portfolios, where it's split across separate SPV's and no individual SPV has borrowing greater than £5m. i.e. £12 Million portfolio, divided by 3 separate limited companies, with each borrowing £4M. As a general rule, where a borrower has more than 20 properties, we would typically require third party property management contracts to be in place and/or at least 12 months' history of owning and letting more than 20 properties, together with appropriate confirmation of an acceptable ratio of maintenance contractors to number of properties (typically 1 contractor to 30 properties as a minimum ratio would be considered adequate)
Property Exposure Limit	<ul style="list-style-type: none"> Unit with 1 to 10 parts - Maximum of 3 Unit with 11 to 20 parts - Maximum of 4 Thereafter a maximum of 20% of any block or postcode
HMO / Multi Units	<ul style="list-style-type: none"> Up to 6 rooms/units on multi unit range (12 rooms/units on specialist), max 2 kitchens & be licenced where applicable VAS valuation required on any HMO/Multi unit under 30sqm Single and multiple ASTs acceptable Shared utilities up to 65% LTV
New Build Flats	<ul style="list-style-type: none"> Acceptable up to 75% LTV where criteria is met. Max 5% builder incentive
Leasehold	<ul style="list-style-type: none"> Minimum term remaining of 35 years at end of term
Tenancy Accepted	<ul style="list-style-type: none"> Standard AST no more than 3 years Students / multi lets, corporate tenancies for employees DWP & Housing Association considered where individual tenant is named on tenancy
Limited Companies	<ul style="list-style-type: none"> All Directors do not have to be shareholders, but the combined shareholding of the directors on the mortgage application must be 51% or more, either individually or aggregated Must be a non-trading SPV with sic code 68100, 68201, 68209 or 68320 Non-director minority shareholders subject to a KYC check PG's included within terms and conditions where the loan exceed 50% LTV A charge will be registered at Companies House Not all directors have to sign a personal guarantee - only one director or as many directors as required to reach a combined shareholding of 51% or more Trading Companies accepted on QML Pro Northern Ireland SPV's accepted
Southern Postcodes	<ul style="list-style-type: none"> Southern area postcodes qualifying for larger loans; <ul style="list-style-type: none"> - AL, BA, BH, BN, BR, BS, CB, CM, CO, CR, CT, DA, DT, E, EC, EN, GL, GU, HA, HP, IG, IP, KT, LU, ME, MK, N, NN, NW, OX, PO, RG, RH, RM, SE, SG, SL, SM, SN, SO, SP, SS, SW, TN, TW, UB, W, WD, WC.

Generic Criteria Guide

Generic Criteria Guide for all Products

<p>Unacceptable Property Types</p>	<p>The following properties are deemed to be unacceptable on all ranges:</p> <ul style="list-style-type: none"> • 100% Timber construction • Shared ownership properties • Uninsurable properties. • Flats above or adjacent to any outlet which is a danger to health and safety. i.e. petrol stations. • Properties which have ongoing structural issues or have been underpinned within the last five (5) years unless supported by satisfactory guarantees and subject to a Certificate of Structural Adequacy. • Properties requiring underpinning, properties with continuing structural movement, or movement that requires monitoring. • Properties with dry rot. • Commonhold properties. • Mobile homes, caravans, park homes or houseboats. • Properties with Spray Foam in the roof void • Flats with combustible cladding that do not have a recent EWS1 Certificate • Properties containing Muncid Block material that are not classified as class A, A/B, A1, A2 or A3 • Properties with Japanese Knotweed assessed at Category A or B (evidence or report required) • Properties determined as unacceptable security by an appointed valuer due to poor condition, not readily lettable, health and safety concerns or where the property type or construction is not explicitly permitted within this policy. • Properties less than ten years old and without a warranty backed by an FCA regulated insurer. <p>The above list is not exhaustive. Quantum Mortgages will also refer to the latest valuer guidance notes to establish the complete list of unacceptable properties.</p>
<p>Unacceptable Applicants</p>	<ul style="list-style-type: none"> • Applicants with unspent convictions • Those currently serving a prison sentence or awaiting trial • Applicants who are subject to a current IVA or other payment arrangement with creditors for the repayment of debts • Suspected of damaging a previously mortgaged security • Previously responsible for leasehold security involving forfeiture of lease • Found guilty of defrauding any lender or insurance company • Applicants with diplomatic immunity • Applicants identified as being Politically Exposed Persons (PEP's) • Applicants without a UK bank account (with the exception of Ex-Pats and Foreign Nationals where FCA regulated e-money Institutions will be accepted for Direct Debit payments instead) • Applicants in receipt of Housing Benefit within the last three months • Applicants with prior convictions for dishonesty or fraud • Applicants who are Asylum Seekers • Applicants convicted for a breach of any law relating to tenancies or upkeep of rental properties • First time buyers or novice investors who do not meet experience criteria
<p>Credit Profile</p>	<ul style="list-style-type: none"> • No credit score card • Satisfied defaults / CCJs considered if non instalment debts and less than £500 combined (maximum of 2) • Late payments considered subject to a reasonable explanation
<p>Green LTV Boost (Single Unit range only)</p>	<p>Where the property has an existing EPC rating of A,B or C, an additional 2% LTV can be borrowed, bringing the maximum LTV to 82%. Where the property does not have an EPC rating of A,B or C, but the borrower commits to improving the property to achieve this rating, the additional 2% can be borrowed to bring the property up to this efficiency level. An additional special condition will be added to the offer requiring sight of an updated EPC certificate prior to completion</p>
<p>Loan Purpose</p>	<ul style="list-style-type: none"> • Quantum Mortgages will lend for remortgage and purchases of buy to let properties on a first charge basis only • Remortgages for capital raising for any legal purpose are acceptable up to individual scheme maximums subject to all criteria being met • Capital raising for injection into a business with declining net profits or to repay gambling debts will not be considered • Refinance of bridging / development finance where the original loan is less than 3 years old • No minimum time of ownership
<p>ICR and Stress Rates</p>	<ul style="list-style-type: none"> • Basic rate taxpayer & SPV stressed at 125%. Higher rate @ 145% • < 5 year fixed stressed @ payrate + 2% (min 5.5%) • 5 & 7 year fixed stressed using pay rate • Background portfolio: 100% @ 6% • £ for £ remortgages with full 24 month payment history requires an ICR of 100% *Minimum of 2 years clear mortgage history at underwriters discretion

Product Codes

SINGLE UNITS					
Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
SURJUL24F265	Up to 65% LTV	2 Year Fixed	SURJUL24F575LE	Up to 65% LTV	5 Year Fixed Ltd Edition
SURJUL24F275	Up to 75% LTV	2 Year Fixed	SURJUL24F575LE	Up to 75% LTV	5 Year Fixed Ltd Edition
SURJUL24F280	Up to 80% LTV	2 Year Fixed	SURJUL24F575LEKP	Up to 75% LTV	5 Year Fixed Ltd Edition Key Part
SURJUL24F565	Up to 65% LTV	5 Year Fixed	SURJUL24F5REMO70	Up to 70% LTV	£ for £ Remo 5 Year Fixed
SURJUL24F575	Up to 75% LTV	5 Year Fixed	SURJUL24F5REMO70LE	Up to 70% LTV	£ for £ Remo 5 Yr Fix Ltd Ed
SURJUL24F580	Up to 80% LTV	5 Year Fixed	SURJUL24DT65	Up to 65% LTV	2 Year Discount Tracker
SURJUL24F765	Up to 65% LTV	7 Year Fixed	SURJUL24DT75	Up to 75% LTV	2 Year Discount Tracker
SURJUL24F775	Up to 75% LTV	7 Year Fixed	SURJUL24T65	Up to 65% LTV	Lifetime Tracker
SURJUL24F780	Up to 80% LTV	7 Year Fixed	SURJUL24T75	Up to 75% LTV	Lifetime Tracker

MULTI UNITS, HMO'S & HOLIDAY LETS					
Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
MURJUL24F265	Up to 65% LTV	2 Year Fixed	MURJUL24F575LEKP	Up to 75% LTV	5 Year Fixed Ltd Edition Key Part
MURJUL24F275	Up to 75% LTV	2 Year Fixed	MURJUL24F5REMO70	Up to 70% LTV	£ for £ Remo 5 Year Fixed
MURJUL24F565	Up to 65% LTV	5 Year Fixed	MURJUL24F5REMO70LE	Up to 70% LTV	£ for £ Remo 5 Yr Fix Ltd Ed
MURJUL24F575	Up to 75% LTV	5 Year Fixed	MURJUL24DT65	Up to 65% LTV	2 Year Discount Tracker
MURJUL24F775	Up to 65% LTV	7 Year Fixed	MURJUL24DT75	Up to 75% LTV	2 Year Discount Tracker
MURJUL24F775	Up to 75% LTV	7 Year Fixed	MURJUL24T65	Up to 65% LTV	Lifetime Tracker
MURJUL24F575LE	Up to 65% LTV	5 Year Fixed Ltd Edition	MURJUL24T75	Up to 75% LTV	Lifetime Tracker
MURJUL24F575LE	Up to 75% LTV	5 Year Fixed Ltd Edition			

SPECIALIST					
Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
SRJUL24F265	Up to 65% LTV	2 Year Fixed	SRJUL24F570LE	Up to 70% LTV	5 Year Fixed Ltd Edition
SRJUL24F270	Up to 70% LTV	2 Year Fixed	SRJUL24F570LEKP	Up to 65% LTV	2 Year Discount Tracker
SRJUL24F565	Up to 65% LTV	5 Year Fixed	SRJUL24DT65	Up to 65% LTV	2 Year Discount Tracker
SRJUL24F570	Up to 70% LTV	5 Year Fixed	SRJUL24DT70	Up to 70% LTV	2 Year Discount Tracker
SRJUL24F770	Up to 65% LTV	7 Year Fixed	SRJUL24T65	Up to 65% LTV	Lifetime Tracker
SRJUL24F770	Up to 70% LTV	7 Year Fixed	SRJUL24T70	Up to 70% LTV	Lifetime Tracker

EX PAT & FOREIGN NATIONALS					
Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
EXPJUL24F255	Up to 55% LTV	2 Year Fixed	EXPJUL24F575LE	Up to 75% LTV	5 Year Fixed Ltd Edition
EXPJUL24F275	Up to 75% LTV	2 Year Fixed	EXPJUL24DT55	Up to 55% LTV	2 Year Discount Tracker
EXPJUL24F555	Up to 55% LTV	5 Year Fixed	EXPJUL24DT75	Up to 75% LTV	2 Year Discount Tracker
EXPJUL24F575	Up to 75% LTV	5 Year Fixed	EXPJUL24T55	Up to 55% LTV	Lifetime Tracker
EXPJUL24F775	Up to 55% LTV	7 Year Fixed	EXPJUL24T75	Up to 75% LTV	Lifetime Tracker
EXPJUL24F775	Up to 75% LTV	7 Year Fixed			

QML PRO UK RESIDENT INDIVIDUALS AND LTD CO SPV.					
Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
PROJUL24F555	Up to 55% LTV	5 Year Fixed	PROJUL24F565	Up to 65% LTV	5 Year Fixed
PROJUL24F565LE	Up to 65% LTV	5 Year Fixed Ltd Edition			

QML PRO MULTI UNITS					
Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
PROMULTIJUL24F555	Up to 55% LTV	5 Year Fixed	PROMULTIJUL24F565	Up to 65% LTV	5 Year Fixed
PROMULTIJUL24F565LE	Up to 65% LTV	5 Year Fixed Ltd Edition			

Property Types

	Single Unit Range	Multi Unit / HMO Range	Specialist Range	QML Pro Range	Ex Pat & Foreign National Range
Students / multi lets, corporate tenancies for employees	✓	✓	✓	✓	✓
DWP & Housing Association considered where individual tenant is named on tenancy	✓	✓	✓	✓	✓
Ex local Authority Flats up to 5 floors	✓	✓	✓	✓	✓
Studio Flats more than 30 sqm	✓	✓	✓	✓	✓
Ex local Authority houses and flats where the area owner occupation is MORE than 50%	✓	✓	✓	✓	✓
Ex local Authority flats valued ABOVE £200,000 (subject to minimum £100,000)	✓	✓	✓	✓	✓
Air BnB / Holiday Lets	✗	✓	✓	✓	✓
HMO up to 6 Rooms	✗	✓	✓	✓	✓
Multi Unit Blocks up to 6 units	✗	✓	✓	✓	✓
HMO up to 12 Rooms	✗	✗	✓	✓	✗
Multi Unit Blocks up to 12 units	✗	✗	✓	✓	✗
Ex local Authority Flats over 5 floors up to a maximum of 12 floors	✗	✗	✓	✓	✗
Studio Flats less than 30 sqm	✗	✗	✓	✓	✗
Deck Access Flats	✗	✗	✓	✓	✗
Semi Commercial properties where the self-contained residential accommodation consists of at least 60%	✗	✗	✓	✓	✗
Ex local Authority houses and flats where the area owner occupation is LESS than 50%	✗	✗	✓	✓	✗
Ex local Authority flats valued BELOW £200,000 (subject to minimum £100,000)	✗	✗	✓	✓	✗
Properties above or adjacent to commercial premises	✗	✗	✓	✓	✗
Properties above or adjacent to food takeaways or alcohol sales restricted to 65% LTV	✗	✗	✓	✓	✗

Property Types

	Single Unit Range	Multi Unit / HMO Range	Specialist Range	QML Pro Range	Ex Pat & Foreign National Range
Properties with Flying Freehold	✗	✗	✓	✓	✗
HMO greater than 12 rooms	✗	✗	✗	✓	✗
Properties valued at less than £70,000	✗	✗	✗	✓	✗
Concrete construction (except unrepaired defective concrete)	✗	✗	✗	✓	✗
Freehold flats and maisonettes	✗	✗	✗	✓	✗
Freehold Coach Houses	✗	✗	✗	✓	✗
Multi Unit Blocks greater than 12 units	✗	✗	✗	✓	✗
Properties with single skin extensions	✗	✗	✗	✓	✗
Properties with greater than five acres of land	✗	✗	✗	✓	✗
Properties less than ten years old with a warranty backed by an FCA regulated insurer but not on the standard QML acceptable warranty list	✗	✗	✗	✓	✗
Properties subject to sale restrictions that moderately limit the potential purchaser universe such as a section 106 planning order (limiting purchasers to the local area, first time buyers, age or employment types) or an agricultural restriction (where purchasers must be involved in agriculture)	✗	✗	✗	✓	✗
Properties determined as unacceptable security by an appointed valuer solely in respect of mortgageability and due to a reason or reasons which are otherwise explicitly permitted in this policy (e.g. small studio flats) and not due to a concern with rentability or the condition of the property itself.	✗	✗	✗	✓	✗
Semi Commercial properties where the self-contained residential accommodation is below 60%	✗	✗	✗	✓	✗

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