

FIRST CHARGE

Buy to Let Mortgage Product Guide

JUN 2021



Specialist Standard



Key Features

No credit scoring
AVMs up to 65% LTV
Purchase and remortgage
Unsecured credit status 1 + 2 ignored
CCJs/defaults under £300 or over 3 years ignored



Property

Corporate tenants
New build flats and houses
Portfolios with up to 8 mortgaged properties
Flats up to 10 floors, ex-local authority up to 6 floors
HMO/student accommodation 6 or fewer rooms
on a single or multiple ASTs



Landlord

Max age 85 at term
Unlimited gifted deposits / equity
Individual or professional landlord
Limited companies - no personal guarantee if < 50% LTV

PLAN	SPECIALIST STANDARD		
Maximum LTV	65%	75%	
Minimum Loan	£40,000		
Maximum Loan	£1,000,000	Up to 70% LTV = £1,000,000	Over 70% LTV = £600,000
Application Fee (non-refundable)	£150		
PRODUCT TYPE			
2 Year Fixed, Lender Fee 2% (min £995)	3.19%	3.29%	
2 Year Fixed, Lender Fee £995		3.69%	
5 Year Fixed, Lender Fee 2% (min £995)	3.49%	3.59%	
5 Year Fixed, Lender Fee £995		3.89%	
Reversion Rate	5.50% (MBAVR +0.25%)		

Reversion Rates change by tracking the movement in the Masthaven Bank Administered Variable Rate (MBAVR) which is currently 5.25%.

ERC	
2 Year Fixed	2.00%, 1.00%
5 Year Fixed	2.00%, 1.00%, 1.00%, 1.00%, 1.00%

PROCURATION FEE
0.5% of the NET advance, subject to a maximum of £5,000

Buy to Let Mortgage Underwriting Criteria

Applies to all applications unless where indicated.

LOAN	
Purpose	Purchase and remortgage available. Remortgage available for: investment property; home improvements/maintenance; purchase of equity; transfer of equity; car purchase; debt consolidation.
Minimum term	5 years
Maximum term	35 years
Maximum portfolio limit	Up to 8 mortgaged properties in the portfolio including the proposed mortgage with a maximum of £2,000,000 indebted with Masthaven. No restriction on total debt with other lenders or number of unencumbered properties owned.
Portable	No
Consumer BTL	Yes
Overpayments	Maximum of 10% of the balance at the start of the mortgage year before ERC apply as detailed in the mortgage illustration
Repayment types accepted	Interest only, capital and interest, and part and part.
Let to Buy	Yes - on both the BTL and residential loan.

LIMITED COMPANY	
Maximum directors/shareholders	Maximum of 2 - must be UK residents.
Special Purchase Vehicle (SPV)	Limited company lending is restricted to companies with one or more of the following SIC codes: 68100, 68209, 68201 or 68320. The SPV can purchase a property from a related party limited company or a related party individual, subject to: <ul style="list-style-type: none"> Same ultimate beneficial owners Transfer at full open market value <p>Personal guarantees are required for all shareholders with a shareholding of 10% or more. Deposit can come from the director's loan account. On completion, a floating charge is taken over the property and assets of the limited company.</p>
Trading companies	Not accepted.
Adverse criteria	Assessed on total combined adverse for all shareholders and the limited company.

HOUSES OF MULTIPLE OCCUPANCY (HMO)	
Definition	Minimum 3 tenants, forming more than 1 household, sharing facilities.
Max bedrooms	6.
License requirements	As per council requirements, a copy will be required if applicable.

ACCEPTABLE DEPOSITS	
Remortgage/secured loan	Yes
Builders incentive	Max 5% of the purchase price.
Immediate family cash gift deposit	Unlimited - subject to satisfactory insolvency checks.
Immediate family gift of equity	Deed of gift indemnity, a declaration of solvency from the vendor and a clear bankruptcy search needed.

APPLICANTS	
Number of applicants	Maximum of 2. For ltd companies and LLP up to 2 directors / partners.
Minimum age	21
Maximum age	85 (at end of term). No maximum age on application but anything over 70 at start is subject to referral and independent legal advice.
Minimum income	£20,000 gross per annum, combined for joint applicants.
First time buyer	Yes - if joint application with owner-occupier.
First time landlord	Yes - subject to one applicant being a homeowner.
UK residency	Applicants must have resided in the UK for a minimum of 3 years. <ul style="list-style-type: none"> UK citizens EU citizens - proof of identity and Settled Status required Worldwide nationals - proof of identity, residency and evidence of rights to remain required
Lending into retirement	Yes

INTEREST COVERAGE RATIO (ICR)		
Required rental income	TAX BAND	RENTAL COVER
	UK basic rate (20%)	125% (proof of income required)
	UK higher rate/additional rate	140%
	UK Ltd Co/LLP/SPVs	125%
Portfolio landlord	HMO	140%
		140% on security property and portfolio. No single property can be below 100% ICR
Rental calculation	If 5 year fixed, use payrate. Otherwise, use payrate plus 2% (unless this is < 5.5%, in which case use 5.5%).	

PROPERTY	
Minimum value	£100,000
Location	England, Wales, mainland Scotland.
Length of ownership -remortgage	6 months.
Ex-local authority flats	Up to 6 floors. Pre-emption must have expired.
Ex-local authority houses	Pre-emption must have expired.
Min years remaining on leasehold property	75 years at start of term, 50 years at term end.
New build flat	Yes
New build house	Yes
Studio flat	Floor area min 30m ²

TENANCY	
Maximum tenancy	36 months
DWP/asylum tenants	No
Acceptable tenancies	AST from 6 - 36 months considered. Corporate lets acceptable providing they are let directly to a ltd company, whose employees will reside at the property. HMOs - single and multiple ASTs accepted
Family letting	No

CREDIT	
Total Adverse Credit Units	0 units in 24 months
Worst status mortgage arrears	1 in 24 months
Maximum unsatisfied CCJs/defaults over £300	1 in 36 months
DMPs	Satisfied > 24 months
IVA/bankrupt/sequestration	Satisfied or discharged > 36 months

UNIT DEFINITION	
A unit is defined as:	
<ul style="list-style-type: none"> 1 missed mortgage payment 1 unsecured credit account > £300 where the worst status is 3 or more regardless of whether the account has subsequently settled 1 CCJ or default over £300 registered whether satisfied or not Unsatisfied CCJs/defaults > £2,500 by referral. We ignore CCJ/defaults under £300, 3 years old or satisfied in months 24-36. 	

Buy to Let Highlights



No credit scoring



HMO up to 6 rooms on single or multiple ASTs accepted



Unlimited gifted deposit/equity from immediate family



Limited companies - no personal guarantees if < 50% LTV



Corporate tenants



Individual or professional landlord



Key Contacts



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Want to talk through a case?

Speak to one of our Lending Specialists:

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