



LANDBAY®

Product Guide

2019

Welcome to Landbay

From first time landlords to professionals growing large portfolios, our aim is to find a **buy-to-let** mortgage to suit. Thousands of UK brokers have already registered with us.

Work with us today!

- ✓ Direct access to our underwriting team
- ✓ 100% online broker portal
- ✓ Offer in Principle within 2 days*

*subject to full information being provided



✓ HMOs (to 15 beds)

✓ SPVs, LLPs & Trading Businesses

✓ MUFB (to 10 units)

The **Mortgage**
AWARDS 2019 **WINNER**
Buy to Let Mortgage Lender of the Year

 **BEST
BUY-TO-LET
LENDER**
FRA19



Best Buy-to-Let Lender of the Year

We've built a customised digital portal and value the human touch, so our underwriting team review each and every case.

ICR rules for 2 year fixed rate, 3 year fixed rate and tracker rate products stressed at 5.50%:

	Standard	HMO/MUFB	Expatriate	First Time Landlord/Buyer	Above/Adjacent Commercial
Individual	140%	140%	140%	140%	140%
Limited Company	125%	125%	125%	125%	125%
Limited Liability Partnership	125%	125%	125%	125%	125%

ICR rules for 5 year fixed rate products stressed at pay rate:

	Standard	HMO/MUFB	Expatriate	First Time Landlord/Buyer	Above/Adjacent Commercial
Individual	140%	140%	140%	140%	140%
Limited Company	125%	130%	135%	135%	130%
Limited Liability Partnership	125%	130%	135%	135%	130%

Where the application meets more than one of the above stress rates, the higher stress rate will apply for the application.

The underlying affordability of the background portfolio for an application will be considered against a minimum underlying ICR rate of 125% @ 5.00%.

However, Landbay may consider cases that fail initial minimum coverage ratio (above) if it is indicated appropriate to do so by using an affordability model. The Landbay affordability model will take into account a number of elements including other income.

Application Fees - For intermediary use only (correct as of 1st July 2019)

General

An application will not be accepted until the below fees have been paid. Please see the application form for packaging information that should be submitted with the application.

Property Value	Standard	Small HMO	Large HMO/All MUFBs
Up to £150,000	£230 (+£150 admin fee)	£550 (+£150 admin fee)	£875 (+£150 admin fee)
£150,001 - £200,000	£255 (+£150 admin fee)	£580 (+£150 admin fee)	£875 (+£150 admin fee)
£200,001 - £250,000	£285 (+£150 admin fee)	£580 (+£150 admin fee)	£950 (+£150 admin fee)
£250,001 - £300,000	£340 (+£150 admin fee)	£580 (+£150 admin fee)	£1025 (+£150 admin fee)
£300,001 - £400,000	£395 (+£150 admin fee)	£650 (+£150 admin fee)	£1200 (+£150 admin fee)
£400,001 - £500,000	£450 (+£150 admin fee)	£750 (+£150 admin fee)	£1325 (+£150 admin fee)
£500,001 - £600,000	£510 (+£150 admin fee)	£790 (+£150 admin fee)	£1450 (+£150 admin fee)
£600,001 - £700,000	£560 (+£150 admin fee)	£860 (+£150 admin fee)	£1575 (+£150 admin fee)
£700,001 - £800,000	£640 (+£150 admin fee)	£930 (+£150 admin fee)	£1700 (+£150 admin fee)
£800,001 - £900,000	£700 (+£150 admin fee)	£1000 (+£150 admin fee)	£1825 (+£150 admin fee)
£900,001 - £1,000,000	£790 (+£150 admin fee)	£1090 (+£150 admin fee)	£1950 (+£150 admin fee)
Over £1,000,000	Quote	Quote	Quote

Expats will be charged an additional £100 administration fee to the above fee scale.

A large HMO/MUFB will be classed as any property with greater than 6 bedrooms/units.

Please note the administration fee is non-refundable.

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Landbay's New 2019 Products

Fixed Products

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Standard 2 Year Fixed	2.99%	65%	1.50%	2%/2%	4.75% + LIBOR
	3.09%	75%	1.50%	2%/2%	4.75% + LIBOR
	3.49%	80% (includes fees)	1.50%	2%/2%	4.75% + LIBOR

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Standard 3 Year Fixed	3.19%	65%	1.50%	3%/2%/2%	4.75% + LIBOR
	3.39%	75%	1.50%	3%/2%/2%	4.75% + LIBOR

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Standard 5 Year Fixed	3.39%	65%	1.50%	5%/5%/3%/2%/2%	4.75% + LIBOR
	3.54%	75%	1.50%	5%/5%/3%/2%/2%	4.75% + LIBOR
	3.99%	80% (includes fees)	1.50%	5%/5%/3%/2%/2%	4.75% + LIBOR

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Small HMO/MUFB 2 Year Fix	3.09%	65%	1.50%	2%/2%	4.75% + LIBOR
	3.09%	75%	1.50%	2%/2%	4.75% + LIBOR

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Small HMO/MUFB 3 Year Fix	3.29%	65%	1.50%	3%/2%/2%	4.75% + LIBOR
	3.55%	75%	1.50%	3%/2%/2%	4.75% + LIBOR

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Small HMO/MUFB 5 Year Fix	3.49%	65%	1.50%	5%/5%/3%/2%/2%	4.75% + LIBOR
	3.70%	75%	1.50%	5%/5%/3%/2%/2%	4.75% + LIBOR

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Large HMO/ MUFB 2 Year Fix	3.59%	75%	2.00%	2%/2%	4.75% + LIBOR
Large HMO/ MUFB 3 Year Fix	3.77%	75%	2.00%	3%/2%/2%	4.75% + LIBOR
Large HMO/ MUFB 5 Year Fix	3.92%	75%	2.00%	5%/5%/3%/2%/2%	4.75% + LIBOR

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Expat 2 Year Fix	3.99%	70%	2.00%	2%/2%	4.75% + LIBOR
Expat 5 Year Fix	4.29%	70%	2.00%	5%/5%/3%/2%/2%	4.75% + LIBOR

Tracker Products

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Standard Tracker	3.29% (2.50% + LIBOR)	65%	1.50%	n/a	n/a
	3.49% (2.70% + LIBOR)	75%	1.50%	n/a	n/a

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Small HMO/MUFB Tracker	3.44% (2.65% + LIBOR)	65%	1.50%	n/a	n/a
	3.65% (2.86% + LIBOR)	75%	1.50%	n/a	n/a

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Large HMO/ MUFB Tracker	3.87% (3.08% + LIBOR)	75%	2.00%	n/a	n/a

Product Type	Rate	Max LTV	Product Fee	ERCs	Reversion Rate
Expat Tracker	4.19% (3.40% + LIBOR)	70%	2.00%	n/a	n/a

*3 months LIBOR repriced on a quarterly basis. Last repriced as of 1st July 2019 at 0.79%

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