

Product guide

Limited Company and HMO buy to let mortgages

Product News

- ▶ **Limited Edition 5 year Fixed rates from 2.99% (page 2)**
- ▶ 1 year Fixed rate product
- ▶ 5 year Fixed rate options:
 - 5 year Fixed with 4% cashback
 - 5 year Fixed with 3 year early repayment charges
- ▶ Reversion rate: 3.47% on Tracker and short term Fixed rates
- ▶ Assessment Rate:
 - Maximum 5.50% across the product range helping you to maximise the loan size
 - For 5 year Fixed, assessment rate is on pay rate **now starting from 2.99%**

What else is new?

- ▶ Selected tier 1 products available up to £3m (excludes HMOs)
- ▶ Minimum property value reduced to £50,000 outside London (£100,000 for HMOs)
- ▶ Portfolio limit increased to 20 properties with Precise Mortgages
- ▶ ICR from 125%
 - Bespoke ICRs based on individual circumstances help you to maximise the loan size. Limited Company applications benefit from a 125% ICR
- ▶ For full changes refer to the new Criteria Guide

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 **Precise**
Mortgages

The specialist lender you can bank on

Correct as of: 05.05.2017

Limited Company/Limited Liability Partnerships

Tier 1 - Limited Edition products

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Guarantor (applicant)
Defaults: 0 in 72 months CCJs: 0 in 72 months Missed mortgage/secured payments: 0 in 36 months Unsecured loan arrears: 1 in 12 months, 2 in 36 months (worst status)		No minimum income requirements on loans under £1,000,000. For loans over £1,000,000 a minimum income of £100,000 is required. All borrowers must be employed/self-employed. See page 13 for more details.	£3,000,000 £1,000,000 £750,000	60% 70% 75%	Minimum: 5 years Maximum: 35 years	<ul style="list-style-type: none"> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. Unlimited with other lenders. Please refer to criteria guide for further details. 	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4
All directors/shareholders/designated members will be required to guarantee the loan and their credit history will be taken into account when determining product eligibility.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
75%	5 year Fixed	5 years	2.99%	3.00%	Minimum loan size £350,000 Maximum loan size £3,000,000	4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 4.65%	2.99%	UZY82
			3.39%	2.50%	Minimum loan size £250,000 Maximum loan size £2,000,000		LIBOR + 4.12%	3.39%	UZY58
			3.49%	2.00%				3.49%	UZY59

*Assessment rate	
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to Buy to Let criteria guide for information.

Limited Company/Limited Liability Partnerships

Tier 1 - 75% LTV

Key criteria							
Acceptable adverse	Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Guarantor (applicant)
Defaults: 0 in 72 months CCJs: 0 in 72 months Missed mortgage/secured payments: 0 in 36 months Unsecured loan arrears: 1 in 12 months, 2 in 36 months (worst status) All directors/shareholders/designated members will be required to guarantee the loan and their credit history will be taken into account when determining product eligibility.	No minimum income requirements on loans under £1,000,000. For loans over £1,000,000 a minimum income of £100,000 is required. All borrowers must be employed/self-employed. See page 13 for more details.	£2,000,000 £1,000,000 £750,000	60% 70% 75%	Minimum: 5 years Maximum: 35 years	<ul style="list-style-type: none"> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. Unlimited with other lenders. Please refer to criteria guide for further details. 	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
75%	LIBOR Tracker	2 years	3.26%	2.00%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	LTA03
	1 year Fixed	1 year	3.49%			4% in year 1			LTA04
	2 year Fixed	2 years	3.39%			4% in year 1, 3% in year 2			LTA05
	5 year Fixed	5 years	3.99%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	3.99%	LTA06
			4.19%	2.00%		4% in years 1-3		4.19%	LTA07
			4.69%		NEW! 4% cashback, purchase only, Maximum loan £500,000. LTV limits apply.	5% in years 1 and 2 4% in years 3 and 4 3% in year 5		4.69%	LTA08
	10 year Fixed	31/03/2027	4.49%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	4.49%	LTA09

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

Limited Company/Limited Liability Partnerships

Tier 1 - 80% LTV

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Guarantor (applicant)
Defaults: 0 in 72 months CCJs: 0 in 72 months Missed mortgage/secured payments: 0 in 36 months Unsecured loan arrears: 1 in 12 months, 2 in 36 months (worst status)		No minimum income requirements on loans under £1,000,000. For loans over £1,000,000 a minimum income of £100,000 is required. All borrowers must be employed/self-employed. See page 13 for more details.	£2,000,000 £1,000,000 £750,000 £500,000	60% 70% 75% 80%	Minimum: 5 years Maximum: 35 years	<ul style="list-style-type: none"> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. Unlimited with other lenders. Please refer to criteria guide for further details. 	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4
All directors/shareholders/designated members will be required to guarantee the loan and their credit history will be taken into account when determining product eligibility.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
80%	LIBOR Tracker	Lifetime	3.47%	2.50%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	LTA10
	1 year Fixed	1 year	3.99%	2.00%		4% in year 1			LTA11
	2 year Fixed	2 years	3.89%			4% in year 1, 3% in year 2			LTA12
	5 year Fixed	5 years	4.49%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	4.49%	LTA13
			4.69%	2.00%		4% in years 1-3		4.69%	LTA14
	10 year Fixed	31/03/2027	4.99%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	4.99%	LTA15

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

Limited Company/Limited Liability Partnerships

Tier 2 - 75% LTV

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Guarantor (applicant)
Defaults: 0 in 24 months CCJs: 0 in 24 months Missed mortgage/secured payments: 0 in 36 months Unsecured loan arrears: 1 in 12 months, 2 in 36 months (worst status) All directors/shareholders/designated members will be required to guarantee the loan and their credit history will be taken into account when determining product eligibility.		No minimum income requirements on loans under £1,000,000. All guarantors must be employed/self-employed. See page 13 for more details.	£1,000,000	70%	Minimum: 5 years Maximum: 35 years	> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. > Unlimited with other lenders. > Please refer to criteria guide for further details.	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
75%	LIBOR Tracker	Lifetime	3.47%	2.50%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	LTA16
	1 year Fixed	1 year	3.74%	2.00%		4% in year 1			LTA17
	2 year Fixed	2 years	3.64%			4% in year 1, 3% in year 2			LTA18
	5 year Fixed	5 years	4.24%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	4.24%	LTA19
			4.44%	2.00%		4% in years 1-3		4.44%	LTA20
	10 year Fixed	31/03/2027	4.74%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	4.74%	LTA21

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

Limited Company/Limited Liability Partnerships

Tier 2 - 80% LTV

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Guarantor (applicant)
Defaults: 0 in 24 months CCJs: 0 in 24 months Missed mortgage/secured payments: 0 in 36 months Unsecured loan arrears: 1 in 12 months, 2 in 36 months (worst status)		No minimum income requirements on loans under £1,000,000. All guarantors must be employed/self-employed. See page 13 for more details.	£1,000,000	70%	Minimum: 5 years Maximum: 35 years	> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. > Unlimited with other lenders. > Please refer to criteria guide for further details.	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4
All directors/shareholders/designated members will be required to guarantee the loan and their credit history will be taken into account when determining product eligibility.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
80%	LIBOR Tracker	Lifetime	3.47%	3.00%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	LTA22
	1 year Fixed	1 year	4.24%	2.00%		4% in year 1			LTA23
	2 year Fixed	2 years	4.14%			4% in year 1, 3% in year 2			LTA24
	5 year Fixed	5 years	4.74%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	4.74%	LTA25
			4.94%	2.00%		4% in years 1-3		4.94%	LTA26
	10 year Fixed	31/03/2027	5.24%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	5.24%	LTA27

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

Limited Company/Limited Liability Partnerships

Tier 3 - 75% LTV

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Guarantor (applicant)
Defaults: 0 in 12 months, 2 in 24 months (unlimited) CCJs: 0 in 12 months, 1 in 24 months (max £2,500) Missed mortgage/secured loan payments: 0 in 12 months, 1 in 36 months (worst status) Unsecured loan arrears: Not counted but may affect customer's credit score All directors/shareholders/designated members will be required to guarantee the loan and their credit history will be taken into account when determining product eligibility.		No minimum income requirements on loans under £1,000,000. All guarantors must be employed/self-employed. See page 13 for more details.	£1,000,000 £750,000	70% 75%	Minimum: 5 years Maximum: 35 years	> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. > Unlimited with other lenders. > Please refer to criteria guide for further details.	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
75%	LIBOR Tracker	Lifetime	3.47%	3.00%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	LTA28
	1 year Fixed	1 year	3.99%	2.00%		4% in year 1			LTA29
	2 year Fixed	2 years	3.89%			4% in year 1, 3% in year 2			LTA30
	5 year Fixed	5 years	4.49%	1.50%	4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	4.49%	LTA31	
			4.69%	2.00%	4% in years 1-3		4.69%	LTA32	
	10 year Fixed	31/03/2027	4.99%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	4.99%	LTA33

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

Limited Company/Limited Liability Partnerships

Tier 3 - 80% LTV

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Guarantor (applicant)
Defaults:	0 in 12 months, 2 in 24 months (unlimited)	No minimum income requirements on loans under £1,000,000. All guarantors must be employed/self-employed. See page 13 for more details.	£1,000,000	70%	Minimum: 5 years Maximum: 35 years	<ul style="list-style-type: none"> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. Unlimited with other lenders. Please refer to criteria guide for further details. 	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4
CCJs:	0 in 12 months, 1 in 24 months (max £2,500)		£750,000	75%				
Missed mortgage/secured loan payments:	0 in 12 months, 1 in 36 months (worst status)		£500,000	80%				
Unsecured loan arrears:	Not counted but may affect customer's credit score							
All directors/shareholders/designated members will be required to guarantee the loan and their credit history will be taken into account when determining product eligibility.								

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
80%	1 year Fixed	1 year	4.49%	2.00%		4% in year 1	LIBOR + 3.12%	5.50%	LTA34
	2 year Fixed	2 years	4.39%			4% in year 1, 3% in year 2			LTA35
	5 year Fixed	5 years	4.99%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	4.99%	LTA36
			5.19%	2.00%		4% in years 1-3		5.19%	LTA37
	10 year Fixed	31/03/2027	5.49%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	5.49%	LTA38

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

HMO products

Tier 1 - 75% LTV

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Applicant
Defaults: 0 in 72 months CCJs: 0 in 72 months Missed mortgage/ secured payments: 0 in 36 months Unsecured loan arrears: 1 in 12 months, 2 in 36 months (worst status)		No minimum income requirements on loans under £1,000,000. All applicants must be employed/ self-employed. See page 13 for more details.	£1,000,000 £750,000	70% 75%	Minimum: 5 years Maximum: 35 years	<ul style="list-style-type: none"> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. Unlimited with other lenders. Please refer to criteria guide for further details. 	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of applicants: 2 All products are available in England and Wales only

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code	
75%	LIBOR Tracker	2 years	3.36%	2.00%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	HMO80	
	1 year Fixed	1 year	3.74%			4% in year 1			HMO81	
	2 year Fixed	2 years	3.64%			4% in year 1, 3% in year 2			HMO82	
	5 year Fixed	5 years		3.99%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	3.99%	HMO83
				4.19%	2.00%		4% in years 1-3		4.19%	HMO84
				4.69%		NEW! 4% cashback, purchase only, Maximum loan £500,000. LTV limits apply.	5% in years 1 and 2 4% in years 3 and 4 3% in year 5		4.69%	HMO85
	10 year Fixed	31/03/2027	4.49%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	4.49%	HMO86	

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

HMO products

Tier 1 - 80% LTV

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Applicant
Defaults:	0 in 72 months	No minimum income requirements on loans under £1,000,000. All applicants must be employed/ self-employed. See page 13 for more details.	£1,000,000	70%	Minimum: 5 years Maximum: 35 years	<ul style="list-style-type: none"> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. Unlimited with other lenders. Please refer to criteria guide for further details. 	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of applicants: 2 All products are available in England and Wales only
CCJs:	0 in 72 months		£750,000	75%				
Missed mortgage/ secured payments:	0 in 36 months		£500,000	80%				
Unsecured loan arrears:	1 in 12 months, 2 in 36 months (worst status)							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
80%	LIBOR Tracker	Lifetime	3.47%	2.50%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	HMO87
	1 year Fixed	1 year	4.24%	2.00%		4% in year 1			HMO88
	2 year Fixed	2 years	4.14%			4% in year 1, 3% in year 2			HMO89
	5 year Fixed	5 years	4.49%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	4.49%	HMO90
			4.69%	2.00%		4% in years 1-3		4.69%	HMO91
	10 year Fixed	31/03/2027	4.99%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	4.99%	HMO92

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

Limited Company HMO products

Tier 1 - 75% LTV

Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Applicant
Defaults: 0 in 72 months CCJs: 0 in 72 months Missed mortgage/secured payments: 0 in 36 months Unsecured loan arrears: 1 in 12 months, 2 in 36 months (worst status)		No minimum income requirements on loans under £1,000,000. All applicants must be employed/self-employed. See page 13 for more details.	£1,000,000	70%	Minimum: 5 years Maximum: 35 years	<ul style="list-style-type: none"> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. Unlimited with other lenders. Please refer to criteria guide for further details. 	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4 All products are available in England and Wales only

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code	
75%	LIBOR Tracker	2 years	3.36%	2.00%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	HMO93	
	1 year Fixed	1 year	3.74%			4% in year 1			HMO94	
	2 year Fixed	2 years	3.64%			4% in year 1, 3% in year 2			HMO95	
	5 year Fixed	5 years		3.99%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	3.99%	HMO96
				4.19%	2.00%		4% in years 1-3		4.19%	HMO97
				4.69%		NEW! 4% cashback, purchase only, Maximum loan £500,000. LTV limits apply.	5% in years 1 and 2 4% in years 3 and 4 3% in year 5		4.69%	HMO98
	10 year Fixed	31/03/2027	4.49%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	4.49%	HMO99	

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

Limited Company HMO products

Tier 1 - 80% LTV














Key criteria								
Acceptable adverse		Income	Loan amount	LTV limit	Term	Portfolio	Rental calculation	Applicant
Defaults:	0 in 72 months	No minimum income requirements on loans under £1,000,000. All applicants must be employed/ self-employed. See page 13 for more details.	£1,000,000	70%	Minimum: 5 years Maximum: 35 years	<ul style="list-style-type: none"> Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £5,000,000. Unlimited with other lenders. Please refer to criteria guide for further details. 	Rental calculation is based on individual circumstances. Please see our criteria guide for more information.	Minimum age: 25 years Maximum age: 80 at the date of application (maximum term of 35 years) Maximum number of guarantors: 4 All products are available in England and Wales only
CCJs:	0 in 72 months		£750,000	75%				
Missed mortgage/ secured payments:	0 in 36 months		£500,000	80%				
Unsecured loan arrears:	1 in 12 months, 2 in 36 months (worst status)							

LTV	Product type	Term	Rate	Product fee	Product features	ERC	Reversion rate	Assessment rate*	Product code
80%	LIBOR Tracker	Lifetime	3.47%	2.50%		4% in year 1, 3% in year 2	LIBOR + 3.12%	5.50%	HMA01
	1 year Fixed	1 year	4.24%	2.00%		4% in year 1			HMA02
	2 year Fixed	2 years	4.14%			4% in year 1, 3% in year 2			HMA03
	5 year Fixed	5 years	4.49%	1.50%		4% in years 1 and 2 3% in years 3 and 4 2% in year 5	LIBOR + 3.61%	4.49%	HMA04
			4.69%	2.00%		4% in years 1-3		4.69%	HMA05
	10 year Fixed	31/03/2027	4.99%	1.50%		5% until 31/03/2020 4% until 31/03/2023 3% until 31/03/2025 2% until 31/03/2026 1% until 31/03/2027	LIBOR + 4.11%	4.99%	HMA06

*Assessment rate	
Tracker rates	Higher of pay rate +2%, or reversion rate +2%, minimum 5.5%
Short term Fixed rates	Higher of pay rate, or reversion rate +2%, minimum 5.5%
5 year+ Fixed rates	Pay rate. Additional underwriting maybe required. Refer to the Buy to let criteria guide for information.

Our Packager Panel

You can submit a buy to let mortgage case to us direct or through one of our approved packagers, who are listed below. From time to time, select packagers will have access to exclusive residential and/or buy to let mortgage products.

	<p>3mc ☎ 0161 962 7800 🌐 www.3-mc.com</p>		<p>Connect for Intermediaries ☎ 01708 676 135 🌐 www.connectbrokers.co.uk</p>
	<p>Active Investments ☎ 0118 945 2288 🌐 www.active-investments.co.uk</p>		<p>Manor Mortgages ☎ 01275 399 203 🌐 www.manormortgages.com</p>
	<p>AToM ☎ 01403 272 625 🌐 www.atomltd.co.uk</p>		<p>Mortgage Trading ☎ 0113 2008 768 🌐 www.mortgagetrading.co.uk</p>
	<p>Brightstar ☎ 01277 500 900 🌐 www.brightstarhub.co.uk</p>		<p>Positive Lending ☎ 01202 850 830 🌐 www.positivelending.co.uk</p>
	<p>Brilliant Solutions ☎ 01792 277 555 🌐 www.brilliantsolutions.co.uk</p>		<p>Residential Home Loans ☎ 01273 495 420 🌐 www.rhluk.co.uk</p>
	<p>Buy to Let Club ☎ 01276 601 041 🌐 www.buytoletclub.com</p>		<p>Solent Mortgage Services ☎ 01329 245 800 🌐 www.sms-uk.co.uk</p>
	<p>Complete FS ☎ 023 8045 6999 🌐 www.complete-fs.co.uk</p>		<p>TFC Homeloans ☎ 08456 444 222 🌐 www.tfchomeloans.com</p>

Employment rules

Employed

- ▶ A minimum of 12 months' employment history for all employed applicants is required.

Self-employed

- ▶ The minimum self-employed trading period is 12 months.

We reserve the right to ask for additional income validation at underwriter discretion.

Bank Statements

Buy to let product tier 1 including Lifetime Trackers

Bank statements are not required for BTL cases which fit our tier 1 product requirements. The underwriter retains the right to request bank statements if it is considered that these are necessary to approve the loan.

Please note, bank statements will be required for loan sizes over £1,000,000.

Buy to let products tiers 2 and 3

3 months' bank statements will be required in order to establish that the applicant can manage their finances satisfactorily and have sufficient income to adequately cover expenditure. It is then the underwriter's discretion if further verification is required.

Limited Companies

- ▶ must be a limited company or limited liability partnership (LLP) set up solely to own/buy/sell/let property.
- ▶ the company/LLP should have the following SIC codes (Standard Industrial Classification): (a) Buying and selling of own real estate (b) Other letting and operating of own or leased real estate (c) Management of real estate on a fee or contract basis.
- ▶ all members of an LLP must be designated members.
- ▶ all directors/shareholders/members must guarantee the loan.
- ▶ maximum 4 directors/shareholders/members none of which may be another limited company or LLP.

Legal representation

Full details of our conveyancing options can be found at precisemortgages.co.uk/ConveyancerPanel.

New build definition

We define new build as a property that has never been occupied.

LIBOR Trackers and the Reversion Rate

LIBOR Trackers and the reversion rate are variable rates that are linked to 3 month LIBOR and will change quarterly on 12 March, 12 June, 12 September, 12 December. Please note if this date falls on a non-working day then the LIBOR rate will be taken on the previous working day. All of our LIBOR tracker products have a floor. This means that if LIBOR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above LIBOR. This means that the rate payable will never go below 0.00% plus the additional percentage rate of the tracker mortgage.

Please refer to our criteria guide for further information.

Valuation and assessment fee scale

NEW! Minimum property value reduced to £50,000 outside London (£100,000 for HMOs).

Valuation up to	Valuation and assessment fee	Homebuyers report and assessment fee	Valuation up to	Valuation and assessment fee	Homebuyers report and assessment fee
£100,000	£370	£570	£700,000	£750	£1,155
£150,000	£410	£600	£800,000	£810	£1,205
£200,000	£445	£650	£900,000	£920	£1,255
£250,000	£465	£705	£1,000,000	£975	£1,405
£300,000	£485	£770	£1,250,000	£1,090	£1,655
£350,000	£525	£815	£1,500,000	£1,200	£1,955
£400,000	£560	£900	£1,750,000	£1,315	£2,055
£450,000	£590	£955	£2,000,000	£1,540	£2,205
£500,000	£630	£1,045	£2,000,000+	Refer to the criteria guide	Refer to the criteria guide
£600,000	£695	£1,105			

Standard valuation and assessment fee payable on application. The valuation fee is refundable if the valuation is not carried out; the assessment fee of £180 is non-refundable.

Procurator fee

As a guide we pay procurator fees to your chosen Network, Club or Packager within 10 working days. You may receive your payment sooner or later depending on when your chosen submission route distribute their procurator fees to you.

Procurator fee: 0.50%

Other fees

Telegraphic transfer fee	£35	Post offer product switch fee	£120
Redemption administration fee	£120		

- ▶ Please refer to 'Tariff of mortgage charges' document for full details. A downloadable version is available on the Precise Mortgages website under 'Document downloads'
- ▶ All fees include VAT (where applicable)

Affordability

Affordability

Interest Coverage Ratio (ICR) will be calculated between 125% - 160% based on the monthly rent as a percentage of the monthly interest payment on the gross loan (inclusive of fees) and will be dependent on the individual. Note: Limited Companies benefit from an ICR of 125%.

Bespoke ICR

Where applicable, we can apply a bespoke ICR for joint applicants and joint ownerships. We can also apply it when the rental calculation moves the applicant into a higher tax band.

Fur further information on ICR and bespoke ICR, please refer to our buy to let criteria guide.

Re-financing assessment

For Fixed rates of 5 years and above the affordability assessment will be calculated at the pay rate. Additional underwriting checks will be required when LTV is greater than 60% and the minimum ICR has not met at an interest rate of 5.5%. Checks will include consideration of earned income, assets and liabilities, and net worth.



Roger Morris Director of Sales

Call Roger if you would like to discuss our wide range of residential and buy to let mortgages, bridging and second charge loan products.

✉ roger.morris@precisemortgages.co.uk ☎ 07774 495810



Daniel Watson National Sales Manager

Call Daniel if you would like to discuss the products and services we offer and you are in the following postcode areas - BN, BR, CR, CT, DA, GU, KT, ME, PO, RG, RH, SE, SL, SM, SO, SW, TN, TW.

✉ daniel.watson@precisemortgages.co.uk ☎ 07825 723591



Jamie Pritchard Head of Sales

Call Jamie if you would like to discuss our wide range of residential and buy to let mortgage products.

✉ jamie.pritchard@precisemortgages.co.uk ☎ 07931 172422



Stephen Wrigley Business Development Manager

Call Stephen if you would like to discuss the products and services we offer and you are in the following postcode areas - BA, BS, CF, EX, GL, NP, OX, SA, SN, TA.

✉ stephen.wrigley@precisemortgages.co.uk ☎ 07796 945995



Richard Keen Head of Key Accounts

Call Richard if you are a member of a Network or Club and would like to discuss our wide range of residential and buy to let mortgage products.

✉ richard.keen@precisemortgages.co.uk ☎ 07930 236340



Rory Cleary Business Development Manager

Call Rory if you would like to discuss the products and services we offer and you are in the following postcode areas - AL, CM, E, EC, EN, HA, HP, IG, LU, N, NW, RM, SG, SS, UB, W, WC, WD.

✉ rory.cleary@precisemortgages.co.uk ☎ 07880 250212



Kevin Beale National Sales Manager - New Builds

Call Kevin, or our **New Build Priority Processing Service** on **0330 024 0349** to discuss new build specific enquiries.

✉ kevin.beale@precisemortgages.co.uk ☎ 07901 712467



Ian Scarrott Business Development Manager

Call Ian if you would like to discuss the products and services we offer and you are in the following postcode areas - BB, BL, CH, CW, FY, L, M, OL, PR, SK, ST, WA, WN.

✉ ian.scarrott@precisemortgages.co.uk ☎ 07867 448975

Get in touch with our intermediary support team

☎ 0800 116 4385 9am to 6pm, Mon to Fri ✉ enquiries@precisemortgages.co.uk 🐦 📧 📺 Follow us

📄 0800 131 3180 🌐 precisemortgages.co.uk

We can provide literature in large print, Braille and audio. Please ask us for this leaflet in an alternative format if you need it.