



LANDBAY<sup>®</sup>

# Product Guide

June 9th 2021

LPG090621

## Welcome to Landbay

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

### Work with us today!

- ✓ Direct access to our underwriting team
- ✓ 100% online broker portal
- ✓ Instant decision in principle



✓ HMOs up to 12 beds

✓ SPVs, LLPs & Limited Companies

✓ MUFB up to 12 units



## 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.

If you need expert advice or to simply check a little detail, we'd love to hear from you.

**Call our team on: 020 7096 2700**

## Non-portfolio products

For landlords with three or less buy-to-let properties

### 2 and 5 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Fixed	LVFB6521199-NP	2.85%	65%	1.50%	2%/2%	5.00% + BBR	£100k	£1.5m	5.50%
	LVFB7521201-NP	2.95%	75%	1.50%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
5 Year Fixed	LVFE6521200-NP	3.25%	65%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1.5m	3.25%
	LVFE7521203-NP	3.35%	75%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	3.35%

### 2 and 5 year fixed rate with free valuation - remortgage only

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Fixed Free valuation	LVFB7521202-FVNP	2.95%	75%	1.75%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
5 Year Fixed Free valuation	LVFE7521204-FVNP	3.35%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	3.35%

### How does Landbay determine if a case should be treated as a non-portfolio application?

If the combined number of buy-to-let properties (both encumbered and unencumbered) owned by the applicants is **three or less** at the time of underwriting, then we deem the landlord to be non-portfolio.

#### Non-portfolio product criteria

- Available to limited companies and individuals
- Exclusions: Properties above or adjacent to commercial premises (applies to flats & houses), ex-local authority properties and new build properties
- Excludes HMOs and MUFBs
- Maximum 2 applicants
- Minimum combined income £25,000
- Max property value to qualify for free valuation is £1.5m

For circumstances not listed, standard criteria applies

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## Special Edition products

### Standard property 2 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Fixed	LVFB6021179-SE	2.95%	60%	1.50%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
	LVFB7021181-SE	3.09%	70%	1.50%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%

### Standard property 5 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
5 Year Fixed	LVFE5021182-SE	2.99%	50%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	2.99%
	LVFE6021183-SE	3.34%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	3.34%
	LVFE7021185-SE	3.39%	70%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	3.39%

### New build properties

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
New Build 2 Year Fixed	LVFB6021180 -NewBuildSE	3.09%	60%	1.50%	2%/2%	5.00% + BBR	£30k	£500k	5.50%
New Build 5 Year Fixed	LVFE6021184 -NewBuildSE	3.34%	60%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£500k	3.34%

### Small HMO - up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Small HMO 2 Year Fixed	L-FB7021118-SE	3.35%	70%	1.75%	2%/2%	5.00% + BBR	£30k	£1m	5.50%
Small HMO 5 Year Fixed	LHFE7021119-SE	3.59%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.59%

#### Special Edition criteria – Applies to Special Edition products only

- Minimum property value – £120,000
- Maximum property Value – £2,000,000
- Minimum lease of 85 Years at completion
- Exclusions: Properties above or adjacent to commercial premises (applies to flats & houses), listed buildings, converted commercial premises, ex-local authority properties, and MUFBs
- All mortgage applications are subject to regional risk limits
- For circumstances not listed, standard criteria applies
- New build properties only available on new build products

## Core product range

### Standard Property

#### 2 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 2 Year Fixed	LVFB6521199	2.99%	65%	1.50%	2%/2%	5.00% + BBR	£30k	£2m	5.50%
	LVFB7021200	3.19%	70%	1.50%	2%/2%	5.00% + BBR	£1m	£1.5m	5.50%
	LVFB7521201	3.19%	75%	1.50%	2%/2%	5.00% + BBR	£30k	£1m	5.50%
	LVFB8021204	3.79%	80%	2.00%	2%/2%	5.00% + BBR	£100k	£750k	5.50%

#### 2 year fixed rate with free valuation - remortgage only

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 2 Year Fixed	LVFB7521202-FV	3.19%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£1m	5.50%

Max property value to qualify for free valuation is £1.5m

#### 2 year fixed rate for new builds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 2 Year Fixed	LVFB7521203-NewBuild	3.39%	75%	1.50%	2%/2%	5.00% + BBR	£30k	£750k	5.50%

New build properties only available on new build products.

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## Core product range

### Standard Property

#### 5 year fixed rate

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE6521205	3.39%	65%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£2m	3.39%
	LVFE7521206	3.49%	75%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.49%
	LVFE8021209	3.99%	80%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£750k	3.99%

#### 5 year fixed rate with free valuation - remortgage only

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE7521207-FV	3.49%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.49%

Max property value to qualify for free valuation is £1.5m

#### 5 year fixed rate large loan £750 cashback

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE7021139-CB	3.49%	70%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£1m	£1.5m	3.49%

Cashback payable direct to borrower after first mortgage payment is received

#### 5 year fixed rate for new builds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 5 Year Fixed	LVFE7521208-NewBuild	3.69%	75%	1.50%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£750k	3.69%

New build properties only available on new build products.

Product LVFE7521207-FV excludes properties above and adjacent to commercial premises

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## Core product range

Trading limited companies

### Standard properties

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard 2 Year Fixed	LVFB7521193-TC	3.39%	75%	1.50%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
Standard 5 Year Fixed	LVFE7521194-TC	3.69%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	3.69%

### Small HMO - up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small HMO	LHFB7521195-TC	3.65%	75%	2.00%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
5 Year Small HMO	LHFE7521197-TC	3.99%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	3.99%

### Small MUFB - Up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small MUFB	LHFB7521196-TC	3.65%	75%	2.00%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
5 Year Small MUFB	LHFE7521198-TC	3.99%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	3.99%

See full criteria guide for full details on trading limited companies.

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## Core product range

### Houses of Multiple Occupation (HMO)

#### Small HMO - Up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small HMO	LHFB6521213	3.29%	65%	1.50%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
2 Year Small HMO	LHFB7521215	3.49%	75%	1.50%	2%/2%	5.00% + BBR	£30k	£1m	5.50%
5 Year Small HMO	LHFE6521217	3.59%	65%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	3.59%
5 Year Small HMO	LHFE7521219	3.79%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.79%

#### Large HMO - Up to 12 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Large HMO	LHFB7021225	3.85%	70%	2.00%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
2 Year Large HMO	LHFB7521227	3.99%	75%	2.00%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
5 Year Large HMO	LHFE7021229	4.09%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	4.09%
5 Year Large HMO	LHFE7521231	4.19%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	4.19%

#### New build small HMO - up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small HMO	LHFB7521153 -NewBuild	3.69%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£750k	5.50%
5 Year Small HMO	LHFE7521159 -NewBuild	3.99%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£750k	3.99%

New build properties only available on new build products. A large HMO/MUFB will be classed as any property with greater than 6 bedrooms/units. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

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## Core product range

### Multi-Unit Freehold Block (MUFB)

#### Small MUFB - Up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small MUFB	LHFB6521214	3.29%	65%	1.50%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
2 Year Small MUFB	LHFB7521216	3.49%	75%	1.50%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
5 Year Small MUFB	LHFE6521218	3.59%	65%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	3.59%
5 Year Small MUFB	LHFE7521220	3.79%	75%	1.75%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1m	3.79%

#### Large MUFB - Up to 12 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Large MUFB	LHFB7021226	3.85%	70%	2.00%	2%/2%	5.00% + BBR	£30k	£1.5m	5.50%
2 Year Large MUFB	LHFB7521228	3.99%	75%	2.00%	2%/2%	5.00% + BBR	£100k	£1m	5.50%
5 Year Large MUFB	LHFE7021230	4.09%	70%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£1.5m	4.09%
5 Year Large MUFB	LHFE7521232	4.19%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£100k	£1m	4.19%

#### New build small MUFB - Up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
2 Year Small MUFB	LHFB7521154 -NewBuild	3.69%	75%	1.75%	2%/2%	5.00% + BBR	£30k	£750k	5.50%
5 Year Small MUFB	LHFE7521160 -NewBuild	3.99%	75%	2.00%	5%/5%/3%/2%/2%	5.00% + BBR	£30k	£750k	3.99%

New build properties only available on new build products. A large HMO/MUFB will be classed as any property with greater than 6 bedrooms/units. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

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## Core product range

### Term tracker (no ERCs)

#### Standard property tracker

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard tracker	LVTZ6021210	3.30% (3.20% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LVTZ7521211	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£1.5m @ 70% £1.0m @ 75%	5.50%

#### New build standard property tracker

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Standard new build tracker	LVTZ7521212-NewBuild	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£750k	5.50%

#### Small HMO tracker up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Small HMO tracker	LHTZ6021221	3.45% (3.35% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LHTZ7521223	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£1.5m @ 70% £1.0m @ 75%	5.50%

#### New build small HMO tracker - up to 6 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
New build HMO tracker	LHTZ7521165-NewBuild	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£750k	5.50%

#### Large HMO tracker - up to 12 beds

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Large HMO tracker	LHTZ6021233	4.05% (3.95% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LHTZ7021235	4.10% (4.00% + BBR)	70%	2.00%	N/A	N/A	£30k	£1.5m	5.50%

New build properties only available on new build products. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

BBR last repriced as of 1st April 2021 0.10% (floor rate for BBR is 0.1%).. Rates detailed within this document are correct as at the date of publication but may be changed without notice.

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## Core product range

### Term tracker continued (no ERCs)

#### Small MUFB tracker up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Small MUFB tracker	LHTZ6021222	3.45% (3.35% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LHTZ7521224	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£1.5m @ 70% £1.0m @ 75%	5.50%

#### New build Small MUFB tracker up to 6 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Small new build MUFB tracker	LHTZ7521166 -NewBuild	3.55% (3.45% + BBR)	75%	2.00%	N/A	N/A	£30k	£750k	5.50%

#### Large MUFB tracker up to 12 units

Product Type	Product Code	Rate	Max LTV	Product Fee	ERCs	Reversion Rate	Min Loan Amount	Max Loan Amount	ICR Rate
Large MUFB tracker	LHTZ6021234	4.05% (3.95% + BBR)	60%	2.00%	N/A	N/A	£30k	£1.5m	5.50%
	LHTZ7021236	4.10% (4.00% + BBR)	70%	2.00%	N/A	N/A	£30k	£1.5m	5.50%

New build properties only available on new build products. The amount advanced will be no more than 90% of the Market valuation subject to a Restricted Marketing Special Assumption (180 days).

BBR last repriced as of 1st April 2021 0.10% (floor rate for BBR is 0.1%). Rates detailed within this document are correct as at the date of publication but may be changed without notice.

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

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

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

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

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%.

## Application Fees

All applications are subject to a £150 non-refundable application fee.

## Valuation Fees

Property Value	Standard	Small HMO	Large HMO	All MUFBs
Up to £150,000	£230	£550	£875	£875
£150,001 - £200,000	£255	£580	£875	£875
£200,001 - £250,000	£285	£580	£950	£950
£250,001 - £300,000	£340	£580	£1025	£1025
£300,001 - £400,000	£395	£650	£1200	£1200
£400,001 - £500,000	£450	£750	£1325	£1325
£500,001 - £600,000	£510	£790	£1450	£1450
£600,001 - £700,000	£560	£860	£1575	£1575
£700,001 - £800,000	£640	£930	£1700	£1700
£800,001 - £900,000	£700	£1000	£1825	£1825
£900,001 - £1,000,000	£790	£1090	£1950	£1950
£1,000,001 - £1,200,000	£895	Quote	Quote	Quote
£1,200,001 - £1,400,000	£1050	Quote	Quote	Quote
£1,400,001 - £1,600,000	£1205	Quote	Quote	Quote
£1,600,001 - £1,800,000	£1410	Quote	Quote	Quote
£1,800,001 - £2,000,000	£1670	Quote	Quote	Quote
£2,000,001+	Quote	Quote	Quote	Quote

All mortgage applications are subject to regional risk limits. Please note the administration fee is non-refundable.

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**LANDBAY<sup>®</sup>**

Call our team on

**020 7096 2700**

Or go to [www.landbay.co.uk/intermediaries](http://www.landbay.co.uk/intermediaries)  
to register [enquiries@landbay.co.uk](mailto:enquiries@landbay.co.uk)