

This guide will help you understand whether we would lend to your BTL client.

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| 1 | Has your applicant(s) any evidence of poor credit history such as county court judgements, defaults or arrears on any loan? | Yes | No |
| 2 | Has your applicant(s) ever been declared bankrupt, had a property repossessed by a Mortgage Lender or been subject to an IVA? | Yes | No |
| 3 | Does at least one applicant hold a current UK residential or Buy to let mortgage? | Yes | No |
| 4 | Will your applicant or immediate family reside in the property either on completion of the mortgage or at a later time? | Yes | No |
| 5 | Are the applicant(s) aged between 21-70 years? | Yes | No |
| 6 | Is at least one applicant employed and earning over £25,000 basic gross salary per annum? | Yes | No |
| 7 | Do all applicants reside in the UK and have permanent rights to reside in the UK? | Yes | No |
| 8 | Has your applicant(s) more than 3 Secured Credit commitments or more than 2 existing Buy to let Mortgages? | Yes | No |
| 9 | Is the property value below the minimum acceptable BTL property value? | Yes | No |
| 10 | Will the LTV be greater than 75%? | Yes | No |
| 11 | Is the application Self Financing? | Yes | No |
| 12 | Will the application include any borrowing for debt consolidation? | Yes | No |
| 13 | Is the application for a shared ownership, shared equity, sheltered accommodation, other low cost housing or key worker schemes, right to buy properties still within the discount repayment period, or a property subject to section 106 or similar restrictions? | Yes | No |
| 14 | Will the property be subject to mandatory licensing as a HMO (House in Multiple Occupancy)? | Yes | No |
| 15 | Is the application for a property subject to planning restrictions preventing occupation for 52 weeks a year? | Yes | No |
| 16 | Is the property being purchased by, from or connected to a Property Investment Club? | Yes | No |
| 17 | Will the property have 4 or more tenants or require more than 1 tenancy agreement? | Yes | No |
| 18 | Is the tenancy agreement an Assured Shorthold Tenancy agreement (AST) (or Scottish or NI equivalent)? | Yes | No |
| 19 | Did the (proposed) tenant(s) previously own the property? | Yes | No |
| 20 | Is the property leasehold, where leaseholder retains a controlling interest in the freehold? | Yes | No |
| 21 | Is the property a freehold flat? | Yes | No |



FOR INTERMEDIARIES