

Specialist Buy to Let Matrix

Lender	LTV	Loan Size	Acceptable Income	Max Age (End of Term)	Acceptable Property Types	Key Niches	Portfolio	Historic Adverse	Location
Aldermore	75%	£25k - £600k	No minimum income for existing landlords (applicants are required to demonstrate they have sufficient income to cover their existing expenditure). £25k min for first time landlords. Employed income: salary plus various allowances - 100% of car/ shift housing. 50% of profit related pay/ bonus/ overtime/ commission. Self employed: 2 year's accounts as standard/ 1 year's accounts considered. Contract workers: contract < 2 years to run, 2 year track record of employment required. Other income: trust funds/ pension/ investment income/ rental income/ maintenance payments/ foster care income. Most benefit income, up to 50% considered.	Age 86	Standard construction residential HMOs up to no max bedrooms Multi-unit freehold no max units New build houses Student lets Professional lets Corporate lets DSS tenants Let to buy	Customers: individuals/ sole traders/ first time landlords/ experienced landlords/ General Partnerships Private Limited Company (LTD)/ Limited Liability Partnerships (LLP)*/ Public Limited Company (PLC)*. Other: generous rental calculator - includes 10.4 assumed rental increase. Don't need to be owner occupier. No minimum income. 100% exposure limit. *Corporate entities registered and/or based in the United Kingdom, Northern Ireland, the Isle of Man and the Channel Islands	No portfolio limit with Aldermore (11+ properties enhanced assessment applies). No portfolio limit with other lenders. No AVM checking tool used to verify. No LTV limit on portfolio.	Mortgage/ Secured loan arrears: 1 in last 12 months (0 in last 3 months). No > 2 in last 24 months. > 24 months considered. Unsecured loan arrears: No > 2 in last 24 months (0 in last 3 months). > 24 months considered. CCJs: 0 registered in last 36 months. > 36 months considered. Defaults: 0 registered in last 36 months. 1 settled default in months 13 - 36 up to a total value of £300. Defaults registered > 36 months ago considered. Bankruptcy/ DRO: > 6 years. IVA: 0 in last 3 years.	England/ Wales/ Mainland Scotland
Bluestone Mortgages	80%	Min - £1m (max £750k if I/O)	Employed income: salary plus up to 75% of bonus/ overtime/ commission/ shift pay. 100% car allowance/ location allowance if guaranteed. Self-employed: min 1 year's accounts. Sole traders net profit/ Partnerships share of net profit/ Director's pension/ car allowance/ home office. Contractor workers: min of 3 month's left on contract. Other income: 100% of maintenance payments/ casual income/ Director's or Partner's fees/ investment income/ pension/ working family tax credits. 50% of gross rental income received.	Age 65	Standard construction residential New build	Customer: individuals/ sole traders/ first time buyers/ first time landlords. Other: interest only with top slicing. Medium historic adverse. No credit scoring.	Max aggregate loan £1m	Mortgage/ Rent arrears: 0 in 12 months (max 4 in 13 - 24 months). Unsecured arrears: < £300 ignored. Max of 2 missed payments allowed on each unsecured credit agreement (most recent 2 payments must have been paid). CCJs: 0 in last 6 months (max 3 in 36 months). Defaults: 0 in last 6 months (max 4 in 36 months). < £300 or telecom ignored. > 36 months ignored. Bankruptcy/ IVA: > 3 years. DMP: Evidence of satisfactory conduct, can remain in place. Pay day loans: 0 in 12 months. Evidence of satisfactory conduct.	England/ Wales
Family Building Society	65%	£45k - £500k	No min income requirement - just a declaration from the customer they can afford 3 month's mortgage payments if a rental void.	Age 94	Standard construction residential New build houses	Customer: individuals/ sole traders/ joint mortgage sole owner/ expats/ limited company SPV. Other: buy to let offset mortgage.	Any number of properties in the background.	Mortgage/ Secured/ Unsecured arrears: up to 2 in the last 2 years. CCJs/ Defaults: under £500 satisfied at app stage. CCJ/Default over £500 satisfied 3 years. Bankruptcy/IVA: satisfied 3 years.	England/ Wales
Fleet Mortgages	75%	£25k - £1m	Minimum income £25k. Employed: salary. Self employed/ Contract workers: trading for at least 2 years in their current business. Other income: pension.	Age 85	Standard construction residential Multi-unit freehold up to 10 units HMOs Student lets New build houses and flats Corporate lets Studio flats	Customer: individuals/ sole traders/ limited company SPV Other: experienced landlords. No minimum size of individual units (MUBs). Shared accommodation.	Max aggregate loan £2m up to 75% LTV.	Mortgage/ Secured loan arrears: No credit file to be, at any point in the last three years, more than two payments (≥3 months) in arrears. CCJs/ Defaults: > £100 in the last 3 years (either satisfied or unsatisfied).	England/ Wales
Interbay	85%	£100k - no max	No minimum income. No income proof required for portfolio landlords	Age 85	Standard construction residential HMO Multi-units - no max number of units Student lets	Customer: individuals/ limited companies/ LLPs, partnerships, trusts and pension schemes/ expats.	Any number of properties in the background.	Ideally no adverse credit in last 2 years, however, underwriter discretion can be applied.	England/ Wales
Magellan Homeloans	80%	£25k - £1m	Employed: 100% guaranteed commission/ bonus/ overtime. Up to 50% of non-guaranteed regular commission/ bonus/ overtime (evidenced by payslips/bank statements/ and where applicable employers reference). Self employed: min 1 year's accounts. Contract workers: Contractors considered with 12 months history and 3 months in current contract. Zero hour contracts considered if consistent level of income for 12 months.	Age 85 - no max if rental inc proven as not required to support income in retirement	Standard construction residential New build houses and flats HMOs up to 6 bedrooms and 2 kitchen Multi-units up to 6 units Shared houses Studio flats Ex local authority flats - max 75%	Customer: First time landlords/ first time buyers/ Limited Company/ Limited Company SPV Other: No credit scoring. Variable rate with no ERC. Up to 4 applicants on 1 application	Max of 20 buy to lets or £2m which ever is reached first. Unlimited with other lenders.	Mortgage arrears: 1 missed in last 36 months (0 in 12 months). Unsecured arrears: 2 max missed in 36 months (0 in 3 months). CCJs/ Defaults: max 5 registered, installment debt 0 in 36 months, non installment debt max 1 in last 36 months total £500 (0 in 3 months). IVA/ bankruptcy: Discharged +72m. DMP: Discharged +72m.	England/ Wales
Pepper Homeloans	80%	£25k - £1m	Employed: 100% car allowance/ weekly and monthly bonuses. 50% of quarterly and annual bonuses with 2 years evidence. Self employed: min 1 year's accounts. Contract workers: day rate contractors with 12 month's history. Zero hour workers with > 2 years at same employer with steady income. Other income: pension/ second job/ some benefits/ maintenance.	Age 85	Standard construction residential New build	Customer: individuals/ sole traders/ first time landlords/ experienced landlords/ day rate contractors. Other: Light adverse to medium adverse. No credit scoring. Let to buy. Portfolio landlords.	Maximum of 3 mortgages with Pepper per applicant including any joint loans the applicants are party to. Can be a mixture of buy to let and residential loans.	Mortgage arrears: max 3 in 24 months (arrears status 0 in last 6 months), none missed in last 12 months, no more than 2 missed in month 13 - 18. Unsecured arrears: 0 in last 6 months. Ignore 2 individual defaults up to £150 each relating to utilities, communications or mail order. CCJs/ Defaults: max 4 in 24 months (0 in last 6 months), no more than 2 in months 7-12 or 3 in months 13-18. IVA/ bankruptcy: must have been discharged > 6 years. Pay day loans: account must have been closed > 1 year ago. Repossessions: must have occurred > 6 years ago. DMP: must have been satisfied > 1 year.	England/ Wales/ Isle of Wight
Precise Mortgages	80%	£25k - £3m	Employed: 100% of salary/ shift allowance/ location allowance/ car allowance. 50% of overtime/ bonus/ commission. Self employed: min 1 year's accounts. Other income: 100% of pension/ childcare payments/ mortgage subsidy/ tax credits. 50% of child maintenance (must be via CSA or court order)/ second job.	Age 115	Standard construction residential Multi-units up to 6 units HMOs up to 8 bedrooms Studio flats New build	Customer: individuals/ sole traders/ first time buyers/ first time landlords/ limited company. Other: Top slicing to cover rental shortfall. Holiday lets. Let to buy.	Max of 20 buy to lets loans per individual, up to a combined value of £10m. Unlimited with other lenders.	Mortgage/ Secured loan arrears: 1 in 36 months (0 in 12 months). CCJs: 1 in 24 months (max £2,500). Defaults: 2 in 24 months (0 in 12 months). Unsecured loan arrears: Not counted but may affect customer's credit score.	England/ Wales/ Scotland
Shawbrook	75% 100% (with additional security)	£50k - £15m	No minimum income for experienced landlords - this is owning 1 property or more that is a similar asset class. First time HMO (max of 6 bedrooms) landlord has to have one residential buy to let and a minimum income of £30k to cover voids.	Age 80	Standard construction residential HMOs - 20+ bedrooms (more can be considered) Multi-unit freehold up to 10 units (more can be considered) New build houses Student lets Professional lets Semi commercial	Customer: individuals/ sole traders/ Limited Liability Partnerships (LLP)/ UK limited companies/ offshore companies (within UK jurisdiction) (with UK directors & UK properties/ SIPP's/ trusts (min loan £1m)/ expats. Other: multi-units on one title - can do 10+ subject to strong valuer commentry. Large portfolios. Bespoke repayment terms. No credit scoring.	No limit on the number or value of properties in the customer's portfolio. Maximum exposure of £25m.	Mortgage/ Secured loan arrears: 0 in last 24 months. CCJs: 0 in the last 24 months (unsatisfied). Defaults: 0 in last 24 months (unsatisfied > £100). Unsecured arrears: multiple missed payments (refer to lender). No business adverse in the last 36 months. Bankruptcy / IVA: need to have been discharged for 12 months and conducted successfully.	England/ Wales/ Scotland
The Mortgage Lender	80%	£25k - £2m	No minimum income, just proof of income. Employed: salary. Self employed: SA302. Other income: pension / rental income (SA302).	Age 95	Standard construction residential HMOs up to 6 bedrooms Multi-units New build Flats above commercial - max 75% (by referral)	Customer: individuals/ sole traders/ first time landlords/ experienced landlords/ Limited Liability Partnerships (LLP)/ Limited Company SPV. Other: no min income.	Up to 10 properties with TML. Unlimited properties with other lenders.	Mortgage/ Secured loans arrears: 1 in 24 months (0 in 12 months). Defaults: 0 in 24 months. Ignore defaults and missed payments on utilities & telecoms. CCJs: max 1 (up to £250) in 36 months (0 in 12 months). Must be satisfied at time of application. Unsecured arrears: 1 in 24 months (0 in 6 months). Bankruptcy/IVA: discharged/ satisfied > 6 years.	England/ Wales/ Scotland
Together Money	75%	£5 - £2m	Employed: salary. Self employed: 1 year's accounts. Other income: pension.	No max age - rental inc must meet or exceed required ICR	Standard construction residential HMOs - no max bedrooms Flats above commercial New build Semi commercial	Customer: individuals/ sole traders/ Limited Liability Partnerships (LLP)/ Partnerships/ Limited Companies/ Expats. Other: holiday lets. Consumer buy to let.	No limit on the number or value of properties in the customer's portfolio.	Mortgage/ Secured loan arrears: max 4 in 12 months. CCJs: max 6 in 12 months. Ignore all > 12 months old or ≤ £300. Defaults: ignore all > 12 months old or ≤ £300. Bankruptcy/ IVA: refer to lender.	England/ Wales/ Scotland
Vida Homeloans	80%	£25k - £1.5m	Employed: 75% of annual bonus/ regular monthly bonus. 50% of overtime/ commission/ non regular bonus/ profit related pay. Self employed: min of 1 year's accounts. Contract workers: min of 6 months contract/ rolling 3 months renewed min once. Other income: pension/ rental income/ second job/ car allowance/ location allowance/ court ordered maintenance/ foster care income/ trust fund/ mortgage subsidy. 50% of universal credit/ disability or carers allowance/ incapacity benefit.	Age 85	Standard construction residential Multi-units up to 5 units HMOs up to 8 bedrooms High rise flats	Customer: individuals/ sole traders/ first time landlords/ expats. Other: top slicing/ let to buy/ up to 4 applicants on one application - all incomes considered.	Up to 15 properties/ £4m with Vida Homeloans. Up to 50 buy to let properties in total with average LTV up to 80%.	Mortgage/ Secured loan arrears: 2 in last 24 months (0 in last 6 months). CCJs: 2 in last 24 months (0 in last 6 months of £250 or more). Max £5k unsatisfied CCJs. Defaults: 2 in last 24 months (0 in last 6 months of £250 or more). Including unsecured defaults. Unsecured arrears: 3 missed payments up to a combined total of £250 in last 6 months. Bankruptcy/ IVA/ DRO: discharged > 6 years.	England/ Wales/ Scotland