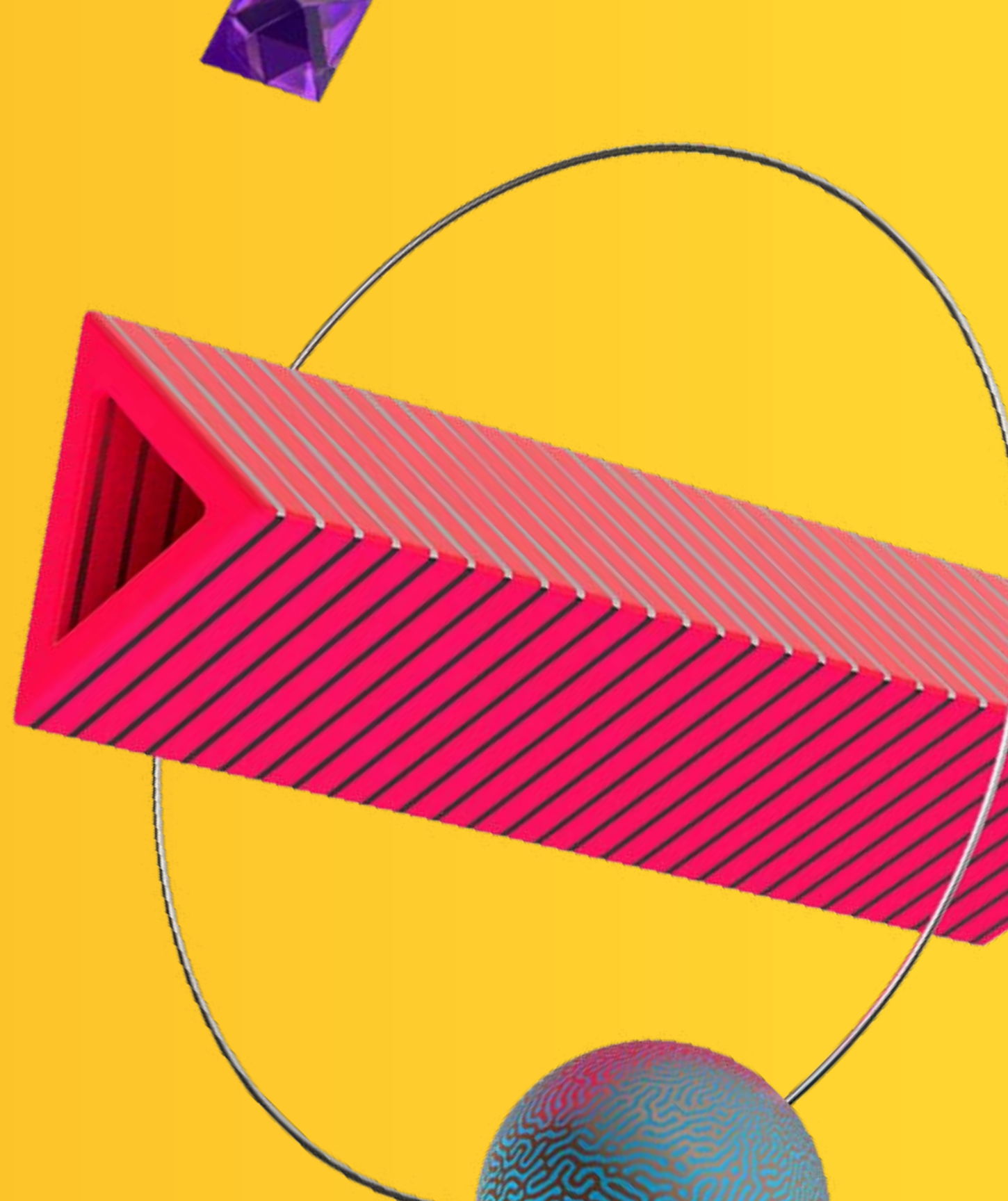


LANDBAY

# Product Guide

02 October 2023 | LBPG02102023

FOR INTERMEDIARY USE ONLY



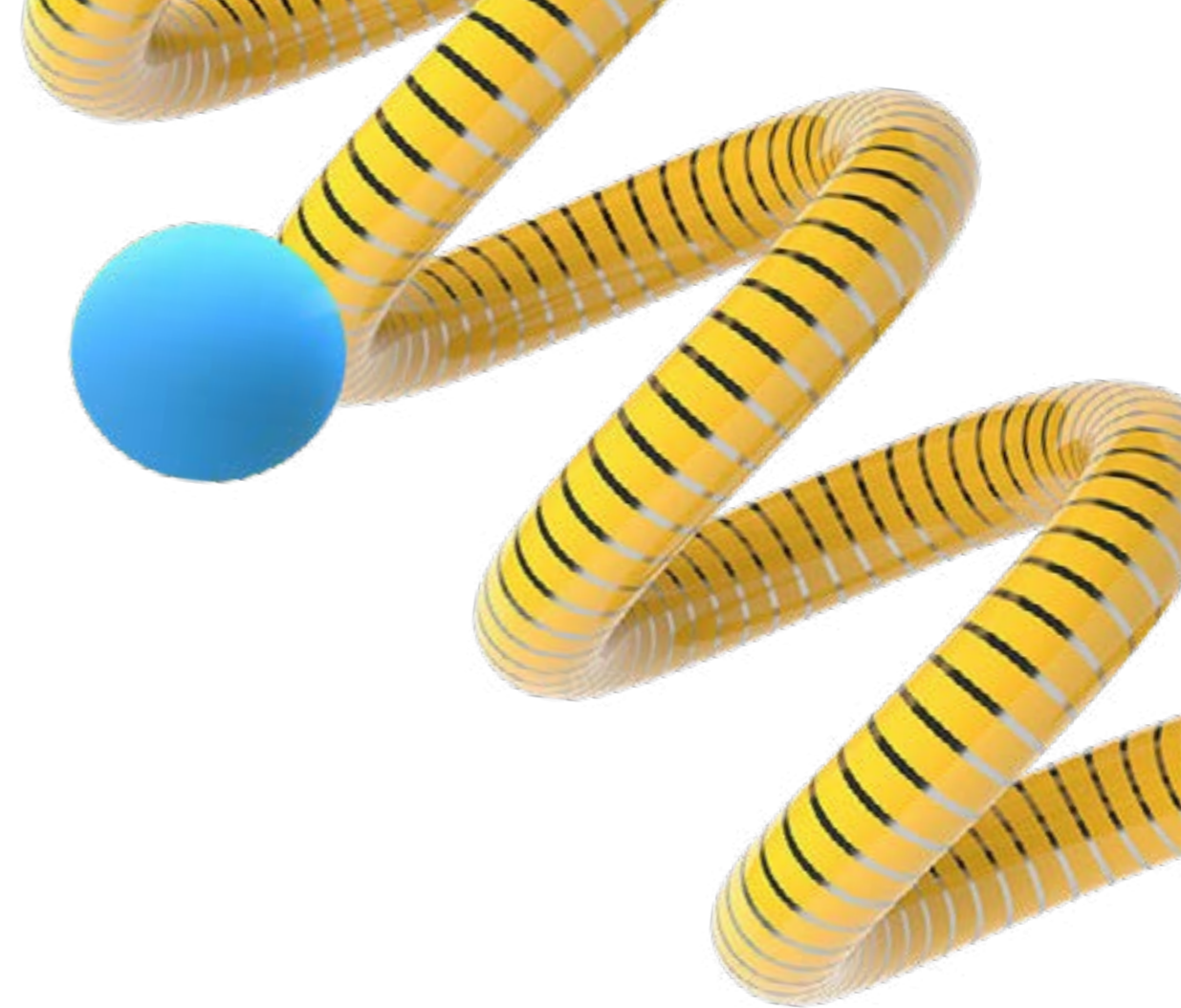
# Welcome to Landbay

Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.



- Experts at the end of the line
- Fast decisions you can count on
- Smart technology designed for you

- HMO and MUFBs (up to 12 beds)
- Term trackers (no ERC)
- SPV, LLP & trading Limited Companies



## Limited edition

### Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	65%	5.85%	3%	£1m	£1.5m	5.85%	5/5/3/2/2	LVFE65231465	Trading companies are not accepted.
Standard	5 Year Fixed	65%	5.65%	4%	£1m	£1.5m	5.65%	5/5/3/2/2	LVFE65231464	
Standard	5 Year Fixed	65%	5.45%	5%	£1m	£1.5m	5.45%	5/5/3/2/2	LVFE65231463	
Standard	5 Year Fixed	65%	5.25%	6%	£1m	£1.5m	5.25%	5/5/3/2/2	LVFE65231462	
Standard	5 Year Fixed	65%	5.05%	7%	£1m	£1.5m	5.05%	5/5/3/2/2	LVFE65231461	
Standard	5 Year Fixed	70%	5.05%	7%	£75k	£1m	5.05%	5/5/3/2/2	LVFE70231374	
Standard	5 Year Fixed	75%	6.05%	2%	£75k	£1m	6.05%	5/5/3/2/2	LVFE75231377	
Standard	5 Year Fixed	75%	5.85%	3%	£75k	£1m	5.85%	5/5/3/2/2	LVFE75231376	
Standard	5 Year Fixed	75%	5.65%	4%	£75k	£1m	5.65%	5/5/3/2/2	LVFE75231375	
Standard	5 Year Fixed	75%	5.45%	5%	£75k	£1m	5.45%	5/5/3/2/2	LVFE75231378	
Standard	5 Year Fixed	75%	5.25%	6%	£75k	£1m	5.25%	5/5/3/2/2	LVFE75231373	
Standard	5 Year Fixed	75%	6.05%	£1,499	£30k	£74,999	6.05%	5/5/3/2/2	LVFE75231379	

All fixed rates revert to 3.49%+BBR.



# Like-for-like remortgage

## Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
Standard	2 Year Fixed	65% (gross)	6.49%	3%	£30k	£1.5m	7.49%	2%/2%	LVFB65231506	The loan-to-value for all these products is 65% or 75% gross (i.e. including fees).  No increased borrowing permitted.	
Standard	2 Year Fixed	65% (gross)	5.94%	4%	£30k	£1.5m	6.94%	2%/2%	LVFB65231507		
Standard	2 Year Fixed	65% (gross)	5.39%	5%	£30k	£1.5m	6.39%	2%/2%	LVFB65231508		
Standard	2 Year Fixed	65% (gross)	4.84%	6%	£30k	£1.5m	5.84%	2%/2%	LVFB65231509		
Standard	2 Year Fixed	75% (gross)	6.64%	3%	£30k	£1m	7.64%	2%/2%	LVFB75231416		
Standard	2 Year Fixed	75% (gross)	6.09%	4%	£30k	£1m	7.09%	2%/2%	LVFB75231425		
Standard	2 Year Fixed	75% (gross)	5.54%	5%	£30k	£1m	6.54%	2%/2%	LVFB75231418		
Standard	2 Year Fixed	75% (gross)	4.99%	6%	£30k	£1m	5.99%	2%/2%	LVFB75231427		
Standard	2 Year Fixed	75% (gross)	4.44%	7%	£30k	£1m	5.50%	2%/2%	LVFB75231421		
<b>LIKE FOR LIKE REMORTGAGE STANDARD 2 YEAR TRACKER (NO ERC)</b>											
Standard	2 Year Tracker	75% (gross)	6.69% (1.44% + BBR)	3%	£75k	£1m	7.69%	n/a	LVDB75231523		
Standard	2 Year Tracker	75% (gross)	6.14% (0.89% + BBR)	4%	£75k	£1m	7.14%	n/a	LVDB75231522		
Standard	2 Year Tracker	75% (gross)	5.59% (0.34% + BBR)	5%	£75k	£1m	6.59%	n/a	LVDB75231524		

**Like for Like Remortgage 2 year products are stressed at either 5.5% or rate +1%, whichever is greater.**

All fixed rates revert to 3.49%+BBR.



## Core product range

### Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	2 Year Fixed	55%	6.39%	3%	£30k	£1.5m	8.39%	2%/2%	LVFB55231392	
Standard	2 Year Fixed	55%	5.79%	4%	£30k	£1.5m	7.79%	2%/2%	LVFB55231431	
Standard	2 Year Fixed	55%	5.29%	5%	£30k	£1.5m	7.29%	2%/2%	LVFB55231388	
Standard	2 Year Fixed	55%	4.69%	6%	£30k	£1.5m	6.69%	2%/2%	LVFB55231434	
Standard	2 Year Fixed	55%	4.19%	7%	£30k	£1.5m	6.19%	2%/2%	LVFB55231386	
Standard	2 Year Fixed	65%	6.49%	3%	£30k	£1.5m	8.49%	2%/2%	LVFB65231518	
Standard	2 Year Fixed	65%	5.94%	4%	£30k	£1.5m	7.94%	2%/2%	LVFB65231519	
Standard	2 Year Fixed	65%	5.39%	5%	£30k	£1.5m	7.39%	2%/2%	LVFB65231520	
Standard	2 Year Fixed	65%	4.84%	6%	£30k	£1.5m	6.84%	2%/2%	LVFB65231521	
Standard	2 Year Fixed	75%	6.64%	3%	£30k	£1m	8.64%	2%/2%	LVFB75231417	
Standard	2 Year Fixed	75%	6.09%	4%	£30k	£1m	8.09%	2%/2%	LVFB75231426	
Standard	2 Year Fixed	75%	5.54%	5%	£30k	£1m	7.54%	2%/2%	LVFB75231420	
Standard	2 Year Fixed	75%	4.99%	6%	£30k	£1m	6.99%	2%/2%	LVFB75231435	

All fixed rates revert to 3.49%+BBR.

## Core product range

### Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>SMALL HOUSES IN MULTIPLE OCCUPATION</b>										
Small HMO	2 Year Fixed	65%	6.49%	3%	£75k	£1.5m	8.49%	2%/2%	LHFB65231511	New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	65%	5.94%	4%	£75k	£1.5m	7.94%	2%/2%	LHFB65231512	
Small HMO	2 Year Fixed	65%	5.39%	5%	£75k	£1.5m	7.39%	2%/2%	LHFB65231515	
Small HMO	2 Year Fixed	65%	4.84%	6%	£75k	£1.5m	6.84%	2%/2%	LHFB65231517	
Small HMO	2 Year Fixed	75%	6.64%	3%	£75k	£1m	8.64%	2%/2%	LHFB75231439	
Small HMO	2 Year Fixed	75%	6.09%	4%	£75k	£1m	8.09%	2%/2%	LHFB75231449	
Small HMO	2 Year Fixed	75%	5.54%	5%	£75k	£1m	7.54%	2%/2%	LHFB75231441	
Small HMO	2 Year Fixed	75%	5.04%	6%	£75k	£1m	7.04%	2%/2%	LHFB75231443	
Small HMO	5 Year Fixed	55%	6.54%	3%	£75k	£1.5m	6.54%	5%/5%/3%/2%/2%	LHFE55231500	
Small HMO	5 Year Fixed	55%	6.24%	4%	£75k	£1.5m	6.24%	5%/5%/3%/2%/2%	LHFE55231496	
Small HMO	5 Year Fixed	55%	5.99%	5%	£75k	£1.5m	5.99%	5%/5%/3%/2%/2%	LHFE55231491	

All fixed rates revert to 3.49%+BBR.

## Core product range

### Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Small HMO	5 Year Fixed	65%	6.09%	5%	£1m	£1.5m	5.99%	5%/5%/3%/2%/2%	LHFE65231489	
Small HMO	5 Year Fixed	65%	5.84%	6%	£75k	£1.5m	5.84%	5%/5%/3%/2%/2%	LHFE65231483	
Small HMO	5 Year Fixed	75%	5.89%	6%	£75k	£1m	5.89%	5%/5%/3%/2%/2%	LHFE75231502	
Small HMO	5 Year Fixed	75%	6.69%	3%	£75k	£1m	6.69%	5%/5%/3%/2%/2%	LHFE75231503	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	6.29%	4%	£75k	£1m	6.29%	5%/5%/3%/2%/2%	LHFE75231436	
Small HMO	5 Year Fixed	75%	6.14%	5%	£75k	£1m	6.14%	5%/5%/3%/2%/2%	LHFE75231494	
<b>LARGE HOUSES IN MULTIPLE OCCUPATION</b>										
Large HMO	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231313	New build properties accepted Up to 12 beds/units
Large HMO	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/3%/2%/2%	LHFE65231310	
Large HMO	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/3%/2%/2%	LHFE75231309	
<b>FIRST-TIME LANDLORDS</b>										
Small HMO	2 Year Fixed	75%	5.79%	5%	£75k	£1m	7.79%	2%/2%	LHFB75231429	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	6.29%	5%	£75k	£1m	6.29%	5%/5%/3%/2%/2%	LHFE75231490	

All fixed rates revert to 3.49%+BBR.

# Core product range

## Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
<b>SMALL MULTI-UNIT FREEHOLD BLOCK</b>										
Small MUFB	2 Year Fixed	65%	6.49%	3%	£75k	£1.5m	8.49%	2%/2%	LHFB65231510	New build properties accepted Up to 6 beds/units
Small MUFB	2 Year Fixed	65%	5.94%	4%	£75k	£1.5m	7.94%	2%/2%	LHFB65231513	
Small MUFB	2 Year Fixed	65%	5.39%	5%	£75k	£1.5m	7.39%	2%/2%	LHFB65231514	
Small MUFB	2 Year Fixed	65%	4.84%	6%	£75k	£1.5m	6.84%	2%/2%	LHFB65231516	
Small MUFB	2 Year Fixed	75%	6.64%	3%	£75k	£1m	8.64%	2%/2%	LHFB75231438	
Small MUFB	2 Year Fixed	75%	6.09%	4%	£75k	£1m	8.09%	2%/2%	LHFB75231448	
Small MUFB	2 Year Fixed	75%	5.54%	5%	£75k	£1m	7.54%	2%/2%	LHFB75231440	
Small MUFB	2 Year Fixed	75%	5.04%	6%	£75k	£1m	7.04%	2%/2%	LHFB75231442	
Small MUFB	5 Year Fixed	55%	6.54%	3%	£75k	£1.5m	6.54%	5%/5%/3%/2%/2%	LHFE75231502	
Small MUFB	5 Year Fixed	55%	6.24%	4%	£75k	£1.5m	6.24%	5%/5%/3%/2%/2%	LHFE55231495	
Small MUFB	5 Year Fixed	55%	5.99%	5%	£75k	£1.5m	5.99%	5%/5%/3%/2%/2%	LHFE55231492	

All fixed rates revert to 3.49%+BBR.



## Core product range

### Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Small MUFB	5 Year Fixed	65%	6.09%	5%	£1m	£1.5m	6.09%	5%/5%/3%/2%/2%	LHFE65231488	
Small MUFB	5 Year Fixed	65%	5.84%	6%	£75k	£1.5m	5.84%	5%/5%/3%/2%/2%	LHFE65231482	
Small MUFB	5 Year Fixed	75%	5.89%	6%	£75k	£1m	5.89%	5%/5%/3%/2%/2%	LHFE75231501	
Small MUFB	5 Year Fixed	75%	6.69%	3%	£75k	£1m	6.69%	5%/5%/3%/2%/2%	LHFE75231504	New build properties accepted Up to 6 beds/unit
Small MUFB	5 Year Fixed	75%	6.39%	4%	£75k	£1m	6.39%	5%/5%/3%/2%/2%	LHFE75231497	
Small MUFB	5 Year Fixed	75%	6.14%	5%	£75k	£1m	6.14%	5%/5%/3%/2%/2%	LHFE75231493	
<b>LARGE MULTI-UNIT FREEHOLD BLOCK</b>										
Large MUFB	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231314	New build properties accepted Up to 12 beds/units
Large MUFB	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/3%/2%/2%	LHFE65231312	
Large MUFB	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/3%/2%/2%	LHFE75231311	
<b>FIRST-TIME LANDLORDS</b>										
Small MUFB	2 Year Fixed	75%	5.79%	5%	£75k	£1m	7.87%	2%/2%	LHFB75231428	New build properties accepted Up to 6 beds/unit
Small MUFB	5 Year Fixed	75%	6.29%	5%	£75k	£1m	6.29%	5%/5%/3%/2%/2%	LHFE75231484	

All fixed rates revert to 3.49%+BBR.

## Core product range

### Trading limited companies

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	75%	6.09%	5%	£75k	£1m	6.09%	5%/5%/3%/2%/2%	LVFE75231486	Trading companies only
Small HMO	5 Year Fixed	75%	6.29%	5%	£75k	£1m	6.29%	5%/5%/3%/2%/2%	LHFE75231487	New build properties accepted No first-time landlords
Small MUFB	5 Year Fixed	75%	6.29%	5%	£75k	£1m	6.29%	5%/5%/3%/2%/2%	LHFE75231485	Small HMO/MUFB Up to 6 beds/units

All fixed rates revert to 3.49%+BBR.

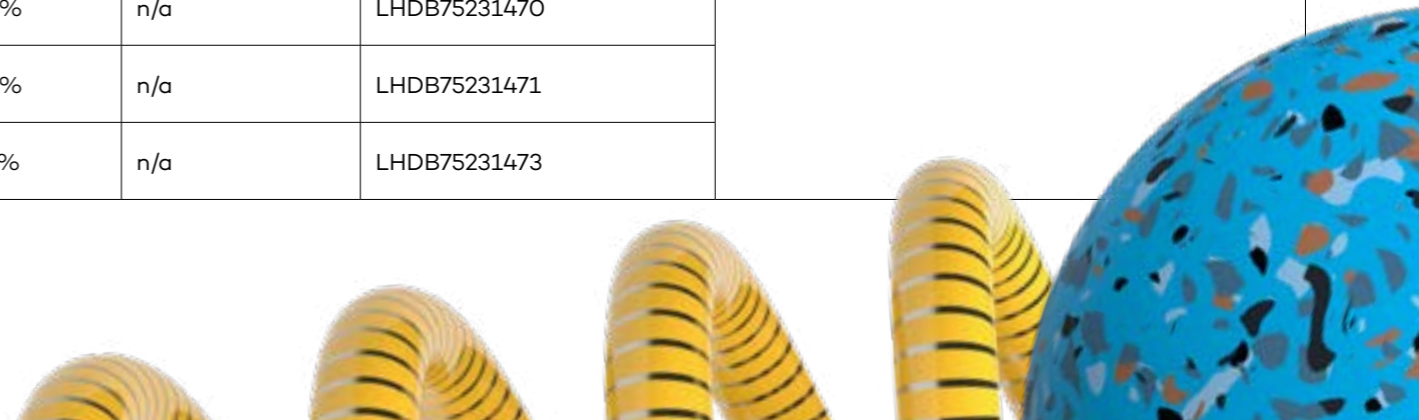


# Core product range

## 2 year tracker

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
<b>STANDARD PROPERTIES</b>											
Standard	2 year tracker	65%	6.51% (1.29%+BBR)	3%	£75k	£1m	8.51%	n/a	LVDB65231479	New build properties accepted  The current BBR is 5.25%.	
Standard	2 year tracker	65%	5.99% (0.74%+BBR)	4%	£75k	£1m	7.99%	n/a	LVDB65231480		
Standard	2 year tracker	65%	5.44% (0.19%+BBR)	5%	£75k	£1m	7.44%	n/a	LVDB65231481		
Standard	2 year tracker	75%	6.69% (1.44%+BBR)	3%	£30k	£1m	8.69%	n/a	LVDB75231475		
Standard	2 year tracker	75%	6.14% (0.89%+BBR)	4%	£30k	£1m	8.14%	n/a	LVDB75231476		
Standard	2 year tracker	75%	5.59% (0.34%+BBR)	5%	£30k	£1m	7.59%	n/a	LVDB75231477		
<b>SMALL HMO - UP TO 6 BEDS</b>											
Small HMO	2 year tracker	75%	6.79% (1.54% + BBR)	3%	£75k	£1m	8.79%	n/a	LHDB75231469		
Small HMO	2 year tracker	75%	6.24% (0.99% + BBR)	4%	£75k	£1m	8.24%	n/a	LHDB75231472		
Small HMO	2 year tracker	75%	5.69% (0.44% + BBR)	5%	£75k	£1m	7.69%	n/a	LHDB75231474		
<b>SMALL MUFB - UP TO 6 BEDS</b>											
Small MUFB	2 year tracker	75%	6.79% (1.54% + BBR)	3%	£75k	£1m	8.79%	n/a	LHDB75231470		
Small MUFB	2 year tracker	75%	6.24% (0.99% + BBR)	4%	£75k	£1m	8.24%	n/a	LHDB75231471		
Small MUFB	2 year tracker	75%	5.69% (0.44% + BBR)	5%	£75k	£1m	7.69%	n/a	LHDB75231473		

Tracker products are stressed at either 5.5% or rate +2%, whichever is greater.  
Rates will revert to 3.49%+BBR after the two year discounted period ends.  
We will recalculate affordability should there be a change to BBR.



## ICR rules

**5 YEAR FIXED RATE PRODUCTS STRESSED AT PAY RATE**

**2 YEAR FIXED RATE AND TRACKER RATE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +2%**

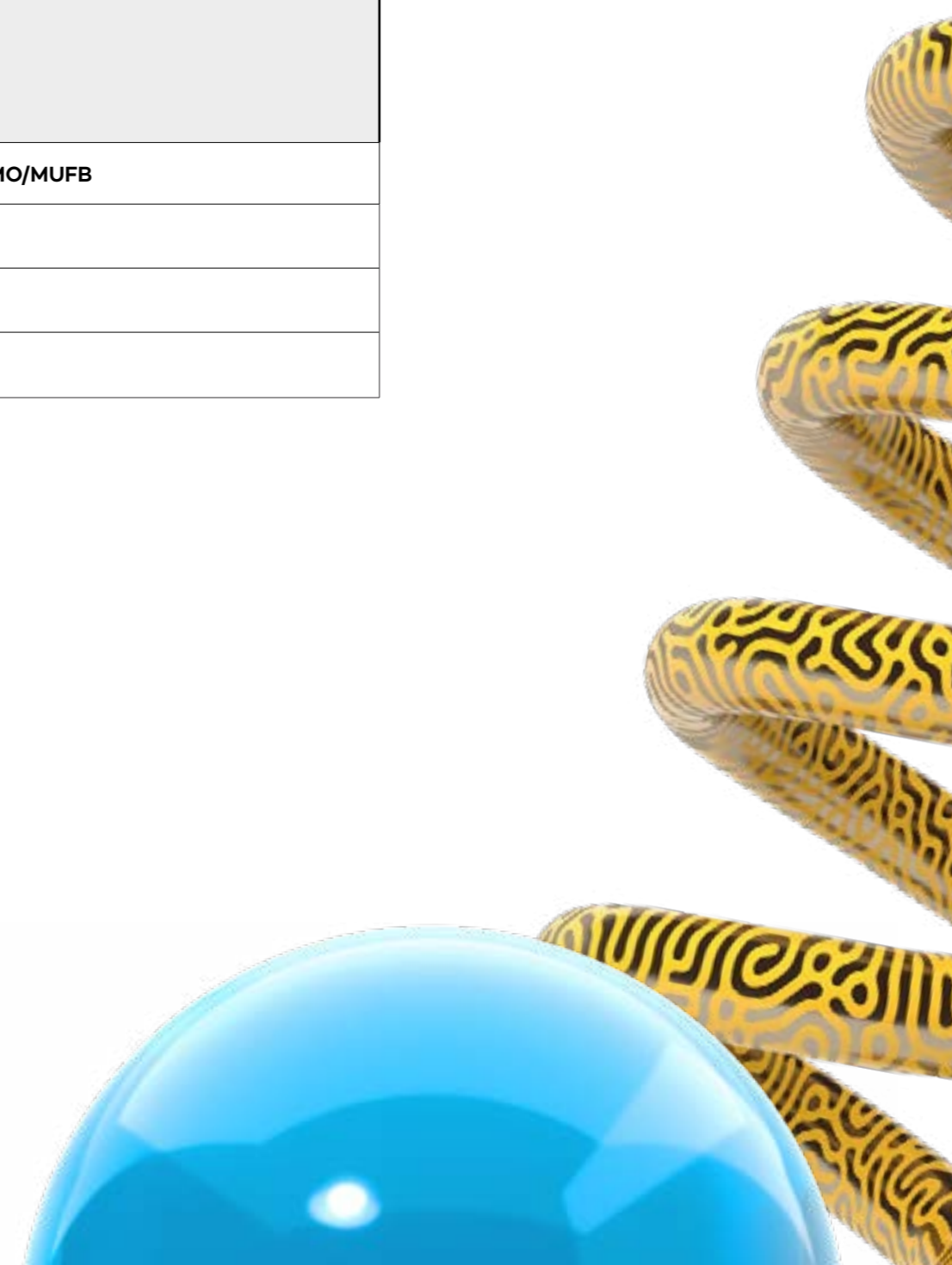
**2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +1%**

	<b>Standard</b>	<b>HMO/MUFB</b>	<b>First-time landlord HMO/MUFB</b>
Individual - Basic rate taxpayer	125%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%
Limited Company/LLP	125%	125%	135%

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%.

If any applicant on an application is a high rate taxpayer, the higher rate margin applies.

All mortgage applications are subject to regional risk limits. Please note the administration fee is non-refundable. For HMO properties with 10+ rooms a quote will be required. Please contact us for more information.



## Valuation fees

All applications are subject to a £199 non-refundable application fee

Property value	Standard properties	Small HMO	Large HMO/ MUFB
Up to - £150,000	£250	£750	£1200
£ 150,001 - £200,000	£285	£750	£1200
£ 200,001 - £250,000	£315	£750	£1200
£ 250,001 - £300,000	£370	£750	£1300
£ 300,001 - £400,000	£430	£750	£1350
£ 400,001 - £500,000	£490	£900	£1500
£ 500,001 - £600,000	£555	£925	£1600
£ 600,001 - £700,000	£610	£1000	£1700
£ 700,001 - £800,000	£695	£1075	£1825
£ 800,001 - £900,000	£760	£1125	£1950
£ 900,001 - £1,000,000	£860	£1200	£2150
£1,000,001 - £1,200,000	£975	£1275	£2350
£1,200,001 - £1,250,000	£1145	£1350	£2350
£1,250,001 - £1,400,000	£1145	£1350	£2425
£1,400,001 - £1,500,00	£1305	Quote	£2425
£1,500,001 - £1,600,000	£1305	Quote	£2500
£1,600,001 - £1,750,000	£1540	Quote	£2500
£1,750,001 - £1,800,000	£1540	Quote	£2575
£1,800,001 - £2,000,000	£1820	Quote	£2575
£2,000,001 - £2,500,000	Quote	Quote	£3250
£2,500,000+	Quote	Quote	Quote



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