

**Here are some of the key features of the Foundation Home Loans range:**

- No minimum income
- No minimum term of employment or self employment
- 5 year product affordability calculated at pay rate
- No maximum age for Ltd Company applications. Maximum age for individual applications is 85
- Minimum loan size is £50,000. Maximum loan size is £500,000
- Redeem a bridging loan at 3 months on exception (at current market value)
- Specialist products available (one CCJ/Default up to £2,000 in the last 24 months, none in the last 12 months. CCJs and Defaults must be fully settled on application)
- Non-owner occupiers considered



**Limited Company Applications**

- No rate differential for Limited Company products
- DIPs can be submitted where the SPV has not yet been set up
- Applications can also be changed between individual and limited company at any point pre-offer, allowing your clients the flexibility to decide on their preferred route

**First Time Landlords**

- A first time landlord is defined as someone who has not operated a buy to let property within the last six months
- 2 and 5 year product options now available for first time landlords
- Credit rules as for Standard products

**Acceptable Security**

- New build houses are acceptable security.
- New build flats or newly converted flats less than two years after first sale will not be accepted as security
- Flats or maisonettes over commercial premises will be considered on a case by case basis (not for first time landlords). There must be no commercial food outlets within the vicinity and the maximum LTV will be restricted to 60% (excluding fees)
- HMOs up to 8 bedrooms
- Multi Unit Blocks (MUBs) up to 10 units/flats

**Now with  
products for  
HMOs and MUBs  
at the same rental  
calculations as  
standard**