

For intermediary use only

HMOs

We have launched a new product for HMOs and MUBs. Our rental calculations are the same as our other Buy to Let products with competitive rates starting at just 3.19% for your experienced landlord clients.

Product Overview

Competitive 2 and 5 year fixed rates

Loans up to 75% LTV

HMO: Occupancy up to 8 bedrooms

MUB: Occupancy up to 10 units

Experienced Landlords only

	Rate	Max LTV	Arrangement Fee	ICRs		
				Limited Companies	Individuals	ERCs
2 Year Fixed <small>Fixed to 31/10/2019</small>	3.19% 3.39%	65% 75%	2%	125% x 5.5%	145% x 5.5%	3%, 2%
5 Year Fixed <small>Fixed to 31/10/2022</small>	3.49% 3.79%	65% 75%	2%	125% x pay rate	145% x pay rate	5%, 4%, 3%, 2%, 1%

More information overleaf

To find out more, call us on

0199 256 8815

or visit

www.platinumoptions.co.uk

Key Points

- HMO property is a dwelling shared by more than 3 unrelated tenants, who share the same amenities
- No pricing differential for Limited Companies
- ICRs same as our other Buy to Let products (as above)
- Occupancy HMOs: Maximum bedrooms 8
- Freehold MUBs accepted up to 10 flats/units
- Maximum term - 30 years
- Maximum age - 85 at end of term, no maximum age for Limited Company applicants
- Loan size - up to £500,000
- Minimum property value £75,000

Other Points

There is no limit on the number of properties in a portfolio, subject to a maximum total borrowing with Foundation Home Loans of £2,000,000.

Sight of the HMO license is required:

- If the Local Authority deems it necessary or
- Property rented to 5 or more people who form more than 1 household
- The property is at least 3 storeys high
- Tenants share toilet, bathroom or kitchen facilities

Experienced landlords only.

Leasehold MUBs not acceptable.

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All applications are subject to our lending criteria.

Loans available in England and Wales

Valuation up to	Fee payable to Foundation
£150,000	£560
£300,000	£600
£400,000	£675
£500,000	£745
£600,000	£825
£700,000	£880
£800,000	£1,010
£900,000	£1,110
£1,000,000	£1,160
Over £1,000,000	By agreement

P: 01992 568815

E: sales@platinumoptions.co.uk

W: www.platinumoptions.co.uk

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