

# Buy to let mortgage products

With 75% LTV across buy to let, and an enhanced product range for HMOs and MUFBs (on purchase and remortgage applications), we're here to support you.



Our buy to let products can help your clients with larger loans on higher valued properties. This, coupled with our approach to lending to investors with more involved ownership structures, could really help your clients.

## Key features



**Up to 75% LTV available**



**Min loan £100,000**



**HMOs up to 20 bedrooms and MUFBs accepted**



**More involved ownership structures permitted**



**Available in England**  
(we can progress applications in Wales up to valuation stage)



**For more detail, speak to your BDM**

## Buy to let products

Product	LTV	Rate	Fee
2-year fixed	75%	4.24%	2.00%
5-year fixed	75%	4.44%	2.00%

## New enhanced MUFB and HMO criteria for 7 - 20 bedrooms/units

- Long form valuations
- Up to 70% LTV (75% for BTL and <7 bed HMOs and MUFBs)
- Max loan size £1.5m (larger loans considered by referral)
- Student lets considered - discuss with your BDM
- Available as purchase and remortgage (six bedrooms/units or less restricted to remortgage only)

### Additional underwriting

- Portfolio assessed to understand the liquidity position and the ability to cover rental voids
- Tenant profile assessed to ensure the ongoing sustainability of the rental income

Additional underwriting may apply.

## Acceptable credit profile

CCJs	Default	Secured Arrears	Unsecured Arrears
0 in 36 months	0 in 36 months	0 in 12 months	N/A

## Exclusions

Expats, no bankruptcies, IVAs or DMPs

## Important things to note

If the below guidance isn't adhered to (e.g., the property is occupied or doors have been left closed), the surveyor may not go ahead with the valuation but will still charge the valuation fee for the on-site visit.

### Physical valuations - for buy to let and HMO/ MUFB up to six bedrooms/units

A physical valuation will be sourced from Connells via the standard process.  
Connells has issued prescriptive guidance to follow around inspection protocols.

### Long form valuations

The investment method of valuation will be used. Visit <https://www.interbay.co.uk/media/1435/valuation-fee-scale.pdf> for more information on fee scales and current valuation protocols.



## Need some extra help?

If you need some additional support, we're here to help.

platinum  options ltd

01438 567207  
sales@platinumoptions.co.uk  
www.platinumoptions.co.uk