

# Limited Company Buy to Let Product Guide

July 2020

- ✓ Rates starting from 3.70%
- ✓ We don't credit score to make decisions



platinum  options ltd

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

epper  
money

# Highlights of our wide ranging criteria

## Company Details

- Company is registered
- Account has not been frozen
- Company is active
- No current adverse credit history (CCJ's or defaults etc)
- No disqualified directors
- All directors must be natural persons
- No debentures present
- No minimum trading period

## CCJs

- Don't need to be satisfied
- Standard range no volume limits up to the total value of £2,500
- Can be registered as recently as 6 months ago on our standard range

## Defaults

- Don't need to be satisfied and no value limit
- Can be registered as recently as 12 months ago
- 2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored (applicable to Pepper 24, 18 and 12 products)

## No Credit Scoring

- We don't credit score to make decisions
- We don't credit score to determine product selection. What you see is what you get
- Manual underwriting by a team of skilled, mandated decision makers

## Capital Raising

- To our maximum LTVs for most legal purposes
- Debt consolidation to maximum LTVs

## Portfolio Landlords

- Portfolio landlords accepted
- See our criteria guide for full details

## Minimum Income £30k

- Can be the combined income of all applicants
- Must be earned income
- 100% of secondary income accepted

## SIC code must be:

- 68100
- 68201
- 68209
- 68320

## Interest Only

- Across the entire range
- Max 75% LTV
- Sale of main residence acceptable repayment with no minimum



Suitable for clients that haven't had a Default in the last 48 months and who have never had a CCJ

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

LTV	2 Year Fixed			5 Year Fixed			Reversion Rates (LMR +)
	Initial Rate	Comp Fee	Rental Calculation (125% x)	Initial Rate	Comp Fee	Rental Calculation (125% x)	
70%	3.70%	2%	5.70%	3.80%	2%	3.80%	4.00%
75%	3.80%		5.80%	4.05%		4.05%	4.25%
ERC: 3%, 2%				ERC: 4%, 4%, 3%, 3%, 2%			
Application fee = £150							

## Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs:</b> 0 <b>Defaults:</b> 0 in 48 months <b>Mortgage/Secured Arrears:</b> 0 in 48 months (No arrears balance in last 6 months) <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 75% LTV <b>Repayment</b> Capital & Interest; Interest Only	<b>Min:</b> £70,000 <b>Term</b> <b>Min:</b> 5 years <b>Max:</b> 35 years

Suitable for Limited Company landlords that haven't had a CCJ or Default in the last 48 months

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

LTV	2 Year Fixed			5 Year Fixed			Reversion Rates (LMR +)
	Initial Rate	Comp Fee	Rental Calculation (125% x)	Initial Rate	Comp Fee	Rental Calculation (125% x)	
70%	3.80%	2%	5.80%	3.90%	2%	3.90%	4.00%
75%	3.90%		5.90%	4.15%		4.15%	4.25%
ERC: 3%, 2%				ERC: 4%, 4%, 3%, 3%, 2%			
Application fee = £150							

### Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs/Defaults:</b> 0 in 48 months <b>CCJ Value:</b> Up to a maximum £2,500 combined total <b>Mortgage/Secured Arrears:</b> 0 in 48 months (No arrears balance in last 6 months) <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 75% LTV <b>Repayment</b> Capital & Interest; Interest Only	<b>Min:</b> £70,000 <b>Term</b> <b>Min:</b> 5 years <b>Max:</b> 35 years

Suitable for clients that haven't had a Default in the last 36 months and who have never had a CCJ

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

LTV	2 Year Fixed			5 Year Fixed			Reversion Rates (LMR +)
	Initial Rate	Comp Fee	Rental Calculation (125% x)	Initial Rate	Comp Fee	Rental Calculation (125% x)	
70%	3.85%	2%	5.85%	3.90%	2%	3.90%	4.00%
75%	4.00%		6.00%	4.20%		4.20%	4.25%
ERC: 3%, 2%				ERC: 4%, 4%, 3%, 3%, 2%			
Application fee = £150							

## Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs:</b> 0 <b>Defaults:</b> 0 in 36 months <b>Mortgage/Secured Arrears:</b> 0 in 36 months (No arrears balance in last 6 months) <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 75% LTV <b>Repayment</b> Capital & Interest; Interest Only	<b>Min:</b> £70,000 <b>Term</b> <b>Min:</b> 5 years <b>Max:</b> 35 years

Suitable for Limited Company landlords that haven't had a CCJ or Default in the last 36 months

LTV	2 Year Fixed			5 Year Fixed			Reversion Rates (LMR +)
	Initial Rate	Comp Fee	Rental Calculation (125% x)	Initial Rate	Comp Fee	Rental Calculation (125% x)	
70%	3.95%	2%	5.95%	4.00%	2%	4.00%	4.00%
75%	4.10%		6.10%	4.30%		4.30%	4.25%
ERC: 3%, 2%				ERC: 4%, 4%, 3%, 3%, 2%			
Application fee = £150							

### Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs/Defaults:</b> 0 in 36 months <b>CCJ Value:</b> Up to a maximum £2,500 combined total <b>Mortgage/Secured Arrears:</b> 0 in 36 months (No arrears balance in last 6 months) <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 75% LTV <b>Repayment</b> Capital & Interest; Interest Only	<b>Min:</b> £70,000 <b>Term</b> <b>Min:</b> 5 years <b>Max:</b> 35 years

Suitable for clients that haven't had a Default in the last 24 months and who have never had a CCJ

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

5 Year Fixed				
LTV	Initial Rate	Comp Fee	Rental Calculation (125% x)	Reversion Rates (LMR +)
70%	4.30%	2%	4.30%	4.00%
75%	4.50%		4.50%	4.25%
ERC: 4%, 4%, 3%, 3%, 2%				
Application fee = £150				

## Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs:</b> 0 <b>Defaults:</b> 0 in 24 months <b>Mortgage/Secured Arrears:</b> 0 in 24 months (No arrears balance in last 6 months) <b>Unsecured Arrears:</b> 2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 75% LTV	<b>Min:</b> £70,000
		Repayment	Term
		Capital & Interest; Interest Only	<b>Min:</b> 5 years <b>Max:</b> 35 years

Suitable for Limited Company landlords that haven't had a CCJ or Default in the last 24 months

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

5 Year Fixed				
LTV	Initial Rate	Comp Fee	Rental Calculation (125% x)	Reversion Rates (LMR +)
70%	4.40%	2%	4.40%	4.00%
75%	4.60%		4.60%	4.25%
ERC: 4%, 4%, 3%, 3%, 2%				
Application fee = £150				

Limited Company Applicants Key Criteria					
Credit Criteria		Applicant		Loan Size	Property Value
<b>CCJs/Defaults:</b>	0 in 24 months	<b>Age:</b>	Minimum 21 years; Maximum 85 years (at end of term)	<b>Min:</b>	£25,001
<b>CCJ Value:</b>	Up to a maximum £2,500 combined total	<b>Min Income:</b>	£30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded)	<b>Max:</b>	£1m up to 75% LTV
<b>Mortgage/Secured Arrears:</b>	0 in 24 months (No arrears balance in last 6 months)	<b>Max Applicants:</b>	4	<b>Repayment</b>	
<b>Unsecured Arrears:</b>	2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored	<b>Employed:</b>	Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months	Capital & Interest; Interest Only	
<b>Bankruptcy/IVA:</b>	Discharged > 6 years ago	<b>Self-Employed:</b>	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Term</b>	
<b>Repossessions:</b>	None in last 6 years			<b>Min:</b> 5 years	
<b>Debt Management Plan:</b>	Considered if satisfied over 12 months ago			<b>Max:</b> 35 years	



Suitable for clients that haven't had a Default in the last 18 months and who have never had a CCJ

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

5 Year Fixed				
LTV	Initial Rate	Comp Fee	Rental Calculation (125% x)	Reversion Rates (LMR +)
70%	5.40%	2%	5.40%	4.25%
75%	5.70%		5.70%	4.50%
ERC: 4%, 4%, 3%, 3%, 2%				
Application fee = £150				

## Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs:</b> 0 <b>Defaults:</b> 0 in 18 months <b>Mortgage/Secured Arrears:</b> 0 in 18 months (No arrears balance in last 6 months) <b>Unsecured Arrears:</b> 2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 75% LTV	<b>Min:</b> £70,000
		Repayment	Term
		Capital & Interest; Interest Only	<b>Min:</b> 5 years <b>Max:</b> 35 years

Suitable for Limited Company landlords that haven't had a CCJ or Default in the last 18 months

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

5 Year Fixed				
LTV	Initial Rate	Comp Fee	Rental Calculation (125% x)	Reversion Rates (LMR +)
70%	5.50%	2%	5.50%	4.25%
75%	5.80%		5.80%	4.50%
ERC: 4%, 4%, 3%, 3%, 2%				
Application fee = £150				

### Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs/Defaults:</b> 0 in 18 months <b>CCJ Value:</b> Up to a maximum £2,500 combined total <b>Mortgage/Secured Arrears:</b> 0 in 18 months (No arrears balance in last 6 months) <b>Unsecured Arrears:</b> 2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 75% LTV	<b>Min:</b> £70,000
		Repayment	Term
		Capital & Interest; Interest Only	<b>Min:</b> 5 years <b>Max:</b> 35 years

# pepper12 - Light

Suitable for clients that haven't had a Default in the last 12 months and who have never had a CCJ

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

5 Year Fixed				
LTV	Initial Rate	Comp Fee	Rental Calculation (125% x)	Reversion Rates (LMR +)
70%	6.10%	2%	6.10%	4.55%
ERC: 4%, 4%, 3%, 3%, 2%				
Application fee = £150				

## Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs:</b> 0 <b>Defaults:</b> 0 in 12 months <b>Mortgage/Secured Arrears:</b> 0 in 12 months (No arrears balance in last 6 months) <b>Unsecured Arrears:</b> 2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 70% LTV	<b>Min:</b> £70,000  <b>Repayment</b> Capital & Interest; Interest Only  <b>Term</b> <b>Min:</b> 5 years <b>Max:</b> 35 years

Suitable for Limited Company landlords that haven't had a CCJ or Default in the last 12 months

LMR = 1.50%  
Effective for all new business  
from 21 January 2020

5 Year Fixed				
LTV	Initial Rate	Comp Fee	Rental Calculation (125% x)	Reversion Rates (LMR +)
70%	6.20%	2%	6.20%	4.55%
ERC: 4%, 4%, 3%, 3%, 2%				
Application fee = £150				

### Limited Company Applicants Key Criteria

Credit Criteria	Applicant	Loan Size	Property Value
<b>CCJs/Defaults:</b> 0 in 12 months <b>CCJ Value:</b> Up to a maximum £2,500 combined total <b>Mortgage/Secured Arrears:</b> 0 in 12 months (No arrears balance in last 6 months) <b>Unsecured Arrears:</b> 2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored <b>Bankruptcy/IVA:</b> Discharged > 6 years ago <b>Repossessions:</b> None in last 6 years <b>Debt Management Plan:</b> Considered if satisfied over 12 months ago	<b>Age:</b> Minimum 21 years; Maximum 85 years (at end of term) <b>Min Income:</b> £30,000 per application (no foreign currency income and rental income cannot be the principal income source. Rental income from the security property must also be excluded) <b>Max Applicants:</b> 4 <b>Employed:</b> Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months <b>Self-Employed:</b> Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Min:</b> £25,001 <b>Max:</b> £1m up to 70% LTV <b>Repayment</b> Capital & Interest; Interest Only	<b>Min:</b> £70,000 <b>Term</b> <b>Min:</b> 5 years <b>Max:</b> 35 years