

BUY TO LET PORTFOLIO LANDLORD BUSINESS PLAN

Customer 1 Details		Customer 2 Details	
Title:	Surname:	Title:	Surname:
Forename(s):		Forename(s):	
Current Address:		Current Address:	
Postcode:		Postcode:	
Customer 3 Details		Customer 4 Details	
Title:	Surname:	Title:	Surname:
Forename(s):		Forename(s):	
Current Address:		Current Address:	
Postcode:		Postcode:	

Mortgage account no:

- Do you intend increasing your property portfolio over the next 12 months? Yes No
 - By 1 property
 - By 2-3 properties
 - By 4-5 properties
 - By 6+ properties
- Do you intend to reduce your portfolio over the next 12 months? Yes No
 - By 1 property
 - By 2-3 properties
 - By 3-5 properties
 - By 6+ properties
- If yes to (1) above, do you intend to purchase under a Ltd Company basis (SPV)?
Yes No
- At the end of any current discounted/fixed rate mortgage rate product held, do you intend to remortgage/refinance onto a similar product with the same or different mortgage lender? Yes No
- If no to (4) above, how do you intend to manage the increase in mortgage payment? Tick all that apply
 - Increase rent
 - Use excess rent from portfolio to cover shortfall
 - Sell property to reduce overall mortgage balance of portfolio/make capital reduction
- How will you manage an increase of 1-2% in interest rates? Tick all that apply
 - Increase rent
 - Use excess rent from portfolio to cover shortfall
 - Sell property to reduce overall mortgage balance of portfolio
 - Make capital reduction
 - Re-mortgage to a new provider
- Over the next 12 months do you intend to transfer any privately held properties into a Ltd Company (SPV)?
Yes No

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8. Are you managing your property portfolio for capital growth or rental yield? Tick all that apply
 a. Capital growth b. Rental yield
9. Do you expect or anticipate your gross rental income will increase over the next 12 months? Yes No
 a. By 1-5% b. By 5-10% c. By 10%+
10. Do you expect or anticipate your gross rental income will reduce over the next 12 months? Yes No
 a. By 1-5% b. By 5-10% c. By 10%+
11. How do you intend to manage any change in tax rules affecting your net profit? Tick all that apply
 a. Increasing rent
 b. Reducing associated costs e.g. Homecover Insurance
 c. Not intending to change approach
 d. Unaware of changes to tax rules
12. Do you intend to make improvements to the properties over the next 12 months?
 Yes No
13. If yes to (12) above, will you be re-mortgaging to raise the finance required?
 Yes No
14. If applicable, do you intend to appoint a managing agent?
 Yes No
15. If buying new properties over the next 12 months, will you be keeping to your known location or purchasing in different areas?
 a. Same location
 b. Different location
16. How do you manage your portfolio?
 a. Self-managed
 b. Managing agent
 c. Combination of self-managed & managing agent
17. Have you experienced rental voids on any properties in the last 12 months? Yes No
 a. 1 month b. 2-3 months
 c. 4-6 months d. More than 7 months
18. If yes to (17), how were these managed? Tick all that apply
 a. Surplus funds from property portfolio
 b. Using own income (not rental income)
 c. Savings
 d. Re-mortgaging/refinancing any outstanding debt

Signatures and declarations

Vida Homeloans reserve the right to request evidence of the details provided.
 I/We declare that this business plan is a true and correct description of my/our position.

Signature: Customer 1	Date:	Signature: Customer 3	Date:
Signature: Customer 2	Date:	Signature: Customer 4	Date: