

### 1. Dips

- Dips for these cases will generally not go straight to “accept”, most should “refer” for the Underwriter to check but for any other result please speak to your RAM for further clarification

### 2. Valuations

- Properties normally let on an AST with rents exceeding £100k pa will require quotes for the valuation to be obtained by the Underwriter once the application has been submitted
- Where any property exceeds our standard valuation fee scale, quotations will also be obtained

### 3. Holiday Lets & Short Term Lets

- Holiday Let Products we will use an average of the high, medium & low seasonal income averaged over 39 weeks
- For Holiday Lets key the gross annual figure (divided by 12) into the affordability calculator as the formula in the background will apply the 39 weeks. Speak to your RAM if you need assistance
- When keying a Holiday Let application select “Single Occupancy” as the occupancy type

### 4. Short Term Lets

- Short Term Let (STL) Products we will use the rental figure that could be achieved on a standard BTL AST
- When keying a STL application select “Short Term Let” as the occupancy type

### 5. Rent Exceeding £100k per annum

- Key as a standard AST – the Underwriter will treat as a Common Law Tenancy

