

Buy to let for Limited Companies Product Guide

Rates updated
24th March 2020



Limited Company Buy to Let Product Guide
24th March 2020

For portfolio and non-portfolio landlords.


Foundation
Home Loans

F1 Buy to Let products for limited companies

with an almost clean credit history

For non-portfolio and portfolio landlords.

2 Year Fixed Rates (fixed until 31/07/2022)

Product Name	Initial Rate	Max LTV	Fee	Max Loan	Rental Calculator	ERCs
F1	3.04% 3.19%	65% 75%	1%	£1.5M £1M	125% x 5.5%	3%, 2%

5 Year Fixed Rates (fixed until 31/07/2025)

Product Name	Initial Rate	Max LTV	Fee	Max Loan	Rental Calculator	ERCs	
F1 Large Loan *	3.19%	65%	2.25%	£2M	125% x 5.5%	5%, 4%, 3%, 2%, 1%	
F1	3.35% 3.64% 3.45% 3.74%	65% 65% 75% 75%	2% £1,995 2% £1,995	£1.5M £1.5M £1M £1M			
F1 ERC 3	3.64% 3.80%	65% 75%	1%	£1.5M £1M			5%, 4%, 3%,
F1 Early Re-mortgage**	3.55%	75%	2%	£1M			5%, 4%, 3%, 2%, 1%

*Min loan size is £500K.

**We will not directly re-mortgage properties purchased with cash.

All loans revert to LIBOR +4.5%. LIBOR is set at 0.47% as of 16th March 2020.



F2 Buy to Let products for limited companies

financing a more specialist property type

For non-portfolio and portfolio landlords financing a more specialist property type – HMOs and Multi Unit Blocks.

2 Year Fixed Rates (fixed until 31/07/2022)

Product Name	Initial Rate	Max LTV	Fee	Max Loan	Rental Calculator	ERCs
Standard HMO (Up to 6 occupants)	3.49%	75%	1%	£1M	125% x 5.5%	3%, 2%
Large HMOs /Multi Unit Blocks (max 8 bedrooms /10 units)	3.59%	75%	1%	£1M		

5 Year Fixed Rates (fixed until 31/07/2025)

Product Name	Initial Rate	Max LTV	Fee	Max Loan	Rental Calculator	ERCs
Standard HMO (Up to 6 occupants)	3.79%	65%	£1,495	£1.5M	125% x pay rate	5%, 4%, 3%, 2%, 1%
	3.69%	75%	2%	£1M		
	4.04%		£1,495			
Large HMOs /Multi Unit Blocks (max 8 bedrooms /10 units)	3.89%	65%	£1,495	£1.5M		
	3.79%	75%	2%	£1M		
	4.14%		£1,495			

All loans revert to LIBOR +4.5%. LIBOR is set at 0.47% as of 16th March 2020.



F2 & F3 Buy to Let products for limited companies

with some historical blips on their credit rating

For non-portfolio landlords and portfolio landlords with historical blips on their credit rating.

2 Year Fixed Rates (fixed until 31/07/2022)

Product Name	Initial Rate	Max LTV	Fee	Max Loan	Rental Calculator	ERCs
F2	3.19% 3.39%	65% 75%	1%	£1.5M £1M	125% x 5.5%	3%, 2%
F3	3.64% 4.04%	65% 75%	1%	£1.5M £1M		

5 Year Fixed Rates (fixed until 31/07/2025)

Product Name	Initial Rate	Max LTV	Fee	Max Loan	Rental Calculator	ERCs
F2 Large Loan*	3.29%	65%	2.25%	£2M	125% x pay rate	5%, 4%, 3%, 2%, 1%
F2	3.49%	65%	2%	£1.5M		
	3.79%	65%	£1,995	£1.5M		
	3.65%	75%	2%	£1M		
	3.94%	75%	£1,995	£1M		
F3	3.89% 4.24%	65% 75%	2%	£1.5M £1M		

*Min loan size is £500K.

All loans revert to LIBOR +4.5%. LIBOR is set at 0.47% as of 16th March 2020.



Application criteria	
Application Fee (non-refundable)	£125.
Overpayments	Yes, up to 10% in any one year.
Maximum number of applicants	4.
Age	21 years at inception and no maximum age.
Location	England & Wales.
Minimum valuation	£75,000.
Exposure	Maximum 3 properties in any one postcode.
New build	Leasehold flats to a max of 70% LTV. Additional criteria applies. Houses accepted.
Loan criteria	
Purpose	Purchase/Remortgage.
Repayment type	Interest Only/Capital & Interest/Part & Part.
Term	5 - 30 Years.
Gross monthly rental cover	Rental income calculated on lower of current rent or valuer estimate.
Loan size	Minimum £50,000* Maximum £2,000,000* *may vary dependant on product
Portfolio landlord criteria	
Portfolio Size	Unlimited properties in portfolio. Up to a max £3,000,000 exposure with Foundation Home Loans/ Paratus AMC.
Portfolio Landlords	For background portfolios, we require a maximum aggregate LTV of 75%. Minimum rental cover is calculated using an ICR of 125%, but the stress rate will vary to a maximum of 5.5% dependent on portfolio LTV. Calculations include unencumbered properties.
Limited company criteria	
Maximum number of applicants	4 directors.
Age	No maximum age.
First Time Landlords	We do not lend to FTL.
Acceptable SIC codes	68100 - 68209 - 68320
Limited company	Company to be registered in England and Wales for the purpose of property rental. Foundation Home Loans will accept dual legal representation on all limited company applications, provided the firm is experienced in providing the requisite conveyancing for limited companies.
Applications	Must be SPV for purpose of property rental. No trading companies.



Valuation fee scale			
Property value up to	Standard Property	HMO (up to 6 occupants)	Large HMO (up to 8 beds and all MUBs*)
£100,000	£190	£660	£875
£150,000	£250	£660	£875
£200,000	£285	£700	£875
£250,000	£315	£700	£980
£300,000	£330	£700	£1,065
£350,000	£340	£785	£1,275
£400,000	£405	£785	£1,275
£450,000	£435	£900	£1,400
£500,000	£465	£900	£1,400
£600,000	£550	£955	£1,555
£700,000	£640	£1,035	£1,690
£800,000	£705	£1,130	£1,835
£900,000	£795	£1,230	£1,965
£1,000,000**	£905	£1,320	£2,130
£1,500,000	up to £1,480	-	-
£2,000,000***	up to £2,050	-	-

*Larger HMOs to a max 8 bedrooms; all Multi-Unit Blocks (MUB) to a max 10 units.

** Fees for HMO/MUB properties in excess of £1M are by agreement.

*** Fees for standard properties in excess of £2M are by agreement.



Products at a glance

Quick Overview

F1 Product Range – For clients with an almost clean credit history

F2 Product Range – For clients financing a more specialist property type and/or those with some historical blips on their credit rating

F3 Product Range – For clients with more recent blips on their credit rating

Applicant Type	F1 product	F2 product	F3 product
Individual	✓	✓	✓
Portfolio landlord	✓	✓	✓
First time landlord	✗	✗	✗
Property Type			
Standard buy to let	✓	✓	✓
HMO	✗	✓	✗
MUB	✗	✓	✗

Credit Criteria	F1	F2	F3
All defaults and CCJs must be satisfied irrespective of when they occurred, unless otherwise stated	No defaults or CCJs registered in the last 72 months, regardless of whether they have been satisfied.	No defaults or CCJs registered in the last 24 months, regardless of whether they have been satisfied.	A maximum of one satisfied CCJ or default up to the value of £2000 within the last 24 months with 0 registered in the last 12 months.
Secured loans	A worst status of 0 in the last 72 months.	A worst status of 0 in the last 24 months.	A worst status of 1 in the last 24 months with 0 in the last 6 months.
Unsecured arrears	A worst status of 0 in the last 72 months.	A worst status of 2 in the last 24 months with a status of 0 in the last 12 months.	A worst status of 2 in the last 24 months. Must be up to date at the time of application.
Credit Cards, Mail Order, Comms and Utilities	A worst status of 2 in the last 24 months. Up to date on application.	A worst status of 3 in the last 24 months. Up to date on application.	A worst status of 4 in the last 24 months. Up to date on application.
Bankruptcy/IVA/Admin order	None registered.		