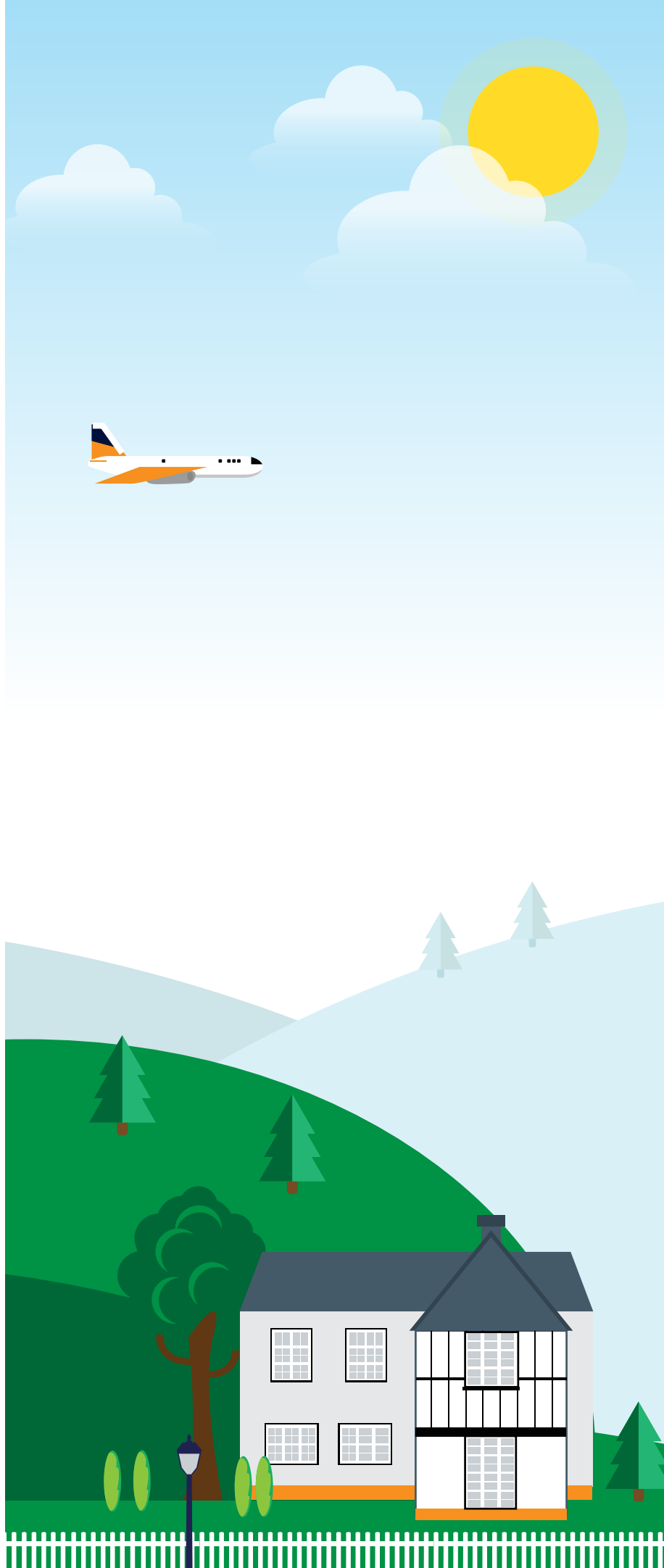


Why Fleet Mortgages?

- › **Portfolio Landlords unlimited background portfolios**
No stress test on the background portfolio
- › **Simple Rental Calculations (including higher rate taxpayers)**
Standard: 125% at 5.5%
Limited Company: 125% at 5.5%
Selection of pay rate products available
- › **Capital Raising**
Including for business purposes
- › **Shared Accommodation (standard houses)**
Rent calculated per room, multi ASTs accepted, locks on bedroom doors, must have a communal room (on Standard & Limited Company product range)
- › **Multiple sources of income accepted**
Including rental
- › **HMOs with up to 6 bedrooms**
- › **Local Authority**
Including deck access
- › **Blocks of flats on a single freehold - up to 10 units**
- › **Max age 89 at the start of mortgage**





Individual BTL

- › Experienced and first time landlords
- › Non-HMO shared accommodation



Limited Company BTL

- › Experienced and first time landlords
- › Special Purpose Vehicle Ltd Co (SPV) new and existing
- › SPV not lender specific
- › Personal Guarantees required



HMO / MUB BTL

- › Ownership of BTL property for 1 year
- › HMO - Up to 6 bedrooms
- › MUB - Up to 10 self-contained units on a single freehold
- › Room by room rental assessment
- › Minimum valuation £100,000 outside London and South East regions, or £150,000 within London and South East regions

Applicant

- › Unlimited background properties
- › Minimum income required
- › Minimum age 21 at application (except first time landlords 25)
- › Maximum age 95 at the end of mortgage term
- › No owner-occupier requirement (except first time landlords)

General

- › Simple rental calculations e.g. 125% @ 5.5 % (excludes HMO)
- › Up to 4 applicants
- › £2m maximum loan size
- › £5m maximum exposure with Fleet
- › 5-30 year terms
- › Capital raising
- › Day 1 remortgages
- › Single / Multiple / Student ASTs
- › Local Authorities / Housing Association / Corporate leases
- › Capital Repayment, Interest Only or a combination
- › Housing Benefit Tenant accepted

Property

- › Minimum valuation £50,000 (see LTV and property restrictions)
- › New build houses up to 75% LTV
- › Ex-local up to 70% LTV with minimum valuation £75,000 outside London and South East regions, or £150,000 within London and South East regions
- › Flats up to 5 storeys (10 inside M25)
- › Properties next door (subject to exposure limits)
- › Minimum 35 sqm



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