



FOUNDATION  
HOME LOANS

# Buy to Let intermediary product guide

**March 2015**

**Products distributed by :**

All Types of Mortgages Ltd (AToM)

Please contact AToM to access this product range

**t** : 01403 27 26 25

**e** : [service@atomltd.co.uk](mailto:service@atomltd.co.uk)

**w** : [www.atomltd.co.uk](http://www.atomltd.co.uk)





# Light Adverse Fixed

2 Year fixed rates from **4.99%** | up to **70% LTV**

Product	
Product Code	BF00003L
Rate	4.99% 2 year Fixed
Type	Fixed
Reversion Rate	LIBOR plus 5.25% <b>LIBOR 0.57% set on 16/03/2015</b>
Maximum LTV	70%
Application Fee	£125 plus valuation fee (payable on application)
Arrangement Fee	2% of loan amount <b>(No minimum fee. Arrangement Fee can be added to loan to maximum of 80% LTV)</b>
ERC	5% in year 1 4% in year 2
Porting	No
Loan	
Purpose	Purchase/Re-mortgage Buy to Let
Repayment Type	Repayment or Interest Only
Term	5 – 25 years
Loan Size	£50,000 - £500,000 <b>(including all fees)</b>
Rental Cover	Gross monthly rental income must be at least 125% of the pay rate or 6% notional rate, whichever is higher
Applicants	
Maximum No	2
Age	Minimum 25 – Maximum 85 (at end of term)
Bank Statements	Last three month's bank statements for all applicants main personal bank account. Where a Buy to Let business is being run from a separate account, these bank statements will also be required. All bank statements must be from a UK bank account
First Time Buyers	No
Right To Buy	No
First Time Landlords	No
Non owner occupier	Where the applicant is a non owner occupier (living with family/ partner/ in rented accommodation) this is acceptable provided they are an experienced landlord with at least one BTL in existence for over 24 months
Residency	Permanently resident in UK

## Light Adverse Fixed Product range

Credit Rules	
<b>Voters Roll</b>	All applicants must be on the Voters Roll at an address in the last 3 years. If they are not on the Voters Roll at their current address, proof of residency at this address is required
<b>Credit Record</b>	At least one of the borrower(s) must have an active credit record
<b>Bankruptcy Order</b>	No Bankruptcy Order within the last six years regardless of whether it has been discharged
<b>IVA/Administration Order</b>	No IVA or Administration Order registered within the last six years regardless of whether it is satisfied/completed
<b>CCJ/Defaults</b>	A maximum of one satisfied CCJ/Default up to the value of £2000 within the last 24 months, with none in the last 12 months. Any CCJ's/ Defaults must be satisfied or brought up to date at time of application
<b>Secured Loan Arrears</b>	Maximum of one missed payment in the last 24 months, with none in the last six months.
<b>Unsecured Loan Arrears</b>	A maximum of two missed payments on up to one account within the last 12 months but none in the last six months
<b>Credit Card, Mail Order, Communication and Utility provider Arrears</b>	Maximum of four missed payments on one account or four missed payments (4 individual instances) across a combination of accounts where the combined value is less than £250
Property	
<b>Location</b>	England and Wales Only
<b>Tenure</b>	Freehold /Leasehold
<b>Minimum Valuation</b>	£100,000
<b>Tenancy</b>	Assured Shorthold Tenancy/Corporate Lets acceptable
<b>New Build</b>	Yes Freehold Houses Leasehold flats more than two years after first sale
<b>Exposure</b>	Maximum of three properties holding a Paratus AMC/Foundation Home Loans mortgage in any one full postcode per borrower
<b>Unacceptable Properties</b>	Flats above Commercial Properties. <b>Refer to separate list</b>
<b>Individual Portfolio Size</b>	Maximum of 10 loans with Paratus AMC/Foundation Home Loans per borrower, unlimited with other lenders
<b>Valuation Report</b>	Independent Valuation required by approved Valuer
<b>Occupation of Property</b>	The Property cannot be occupied by the purchaser or a member of the purchasers' immediate family and no intention for the purchaser or their immediate family to occupy the property at a future date. Sale and Rent Back arrangements are not acceptable

The information contained within must not be distributed to members of the public. © 2015 Foundation Home Loans is a trading style of Paratus AMC Limited. Registered Office: No.5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA. Registered in England with Company No. 3489004. Paratus AMC Limited is authorised and regulated by the Financial Conduct Authority. Our registration number is 301128.



# Light Adverse Discounted Tracker

Rates from **4.19% +LIBOR** | up to **70% LTV**

Product	
Product Code	BT00003L
Rate	LIBOR plus 4.19%
Type	2 year Tracker
Reversion Rate	LIBOR Plus 5.25% <b>LIBOR 0.57% set on 16/03/2015</b>
Maximum LTV	70%
Application Fee	£125 plus valuation fee (payable on application)
Arrangement Fee	2% of loan amount <b>(No minimum fee. Arrangement Fee can be added to loan to maximum of 80% LTV)</b>
ERC	5% in year 1 4% in year 2
Porting	No
Loan	
Purpose	Purchase/Re-mortgage Buy to Let
Repayment Type	Repayment or Interest Only
Term	5 – 25 years
Loan Size	£50,000 - £500,000 <b>(including all fees)</b>
Rental Cover	Gross monthly rental income must be at least 125% of the pay rate or 6% notional rate, whichever is higher
Applicants	
Maximum No	2
Age	Minimum 25 – Maximum 85 (at end of term)
Bank Statements	Last three month's bank statements for all applicants main personal bank account. Where a Buy to Let business is being run from a separate account, these bank statements will also be required. All bank statements must be from a UK bank account.
First Time Buyers	No
Right To Buy	No
First Time Landlords	No
Non owner occupier	Where the applicant is a non owner occupier (living with family/ partner/ in rented accommodation) this is acceptable provided they are an experienced landlord with at least one BTL in existence for over 24 months
Residency	Permanently resident in UK

## Light Adverse Discounted Tracker Product Range

Credit Rules	
<b>Voters Roll</b>	All applicants must be on the Voters Roll at an address in the last 3 years. If they are not on the Voters Roll at their current address, proof of residency at this address is required.
<b>Credit Record</b>	At least one of the borrower(s) must have an active credit record
<b>Bankruptcy Order</b>	No Bankruptcy Order within the last six years regardless of whether it has been discharged
<b>IVA/Administration Order</b>	No IVA or Administration Order registered within the last six years regardless of whether it is satisfied/completed
<b>CCJ/Defaults</b>	A maximum of one satisfied CCJ/Default up to the value of £2000 within the last 24 months, with none in the last 12 months. Any CCJ's/ Defaults must be satisfied or brought up to date at time of application
<b>Secured Loan Arrears</b>	Maximum of one missed payment in the last 24 months, with none in the last six months
<b>Unsecured Loan Arrears</b>	A maximum of two missed payments on up to one account within the last 12 months but none in the last six months
<b>Credit Card, Mail Order, Communication and Utility provider Arrears</b>	Maximum of four missed payments on one account or four missed payments (4 individual instances) across a combination of accounts where the combined value is less than £250
Property	
<b>Location</b>	England and Wales Only
<b>Tenure</b>	Freehold /Leasehold
<b>Minimum Valuation</b>	£100,000
<b>Tenancy</b>	Assured Shorthold Tenancy/Corporate Lets acceptable
<b>New Build</b>	Yes Freehold Houses Leasehold flats more than two years after first sale
<b>Exposure</b>	Maximum of three properties holding a Paratus AMC/Foundation Home Loans mortgage in any one full postcode per borrower
<b>Unacceptable Properties</b>	Flats above Commercial Properties. <b>Refer to separate list</b>
<b>Individual Portfolio Size</b>	Maximum of 10 loans with Paratus AMC/Foundation Home Loans per borrower, unlimited with other lenders
<b>Valuation Report</b>	Independent Valuation required by approved Valuer
<b>Occupation of Property</b>	The Property cannot be occupied by the purchaser or a member of the purchasers' immediate family and no intention for the purchaser or their immediate family to occupy the property at a future date. Sale and Rent Back arrangements are not acceptable

The information contained within must not be distributed to members of the public. © 2015 Foundation Home Loans is a trading style of Paratus AMC Limited. Registered Office: No.5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA. Registered in England with Company No. 3489004. Paratus AMC Limited is authorised and regulated by the Financial Conduct Authority. Our registration number is 301128.

# Light Adverse Variable

Rates from **5.25% + LIBOR** | up to **70% LTV**

Product	
Product Code	BV00003L
Rate	LIBOR plus 5.25%
Type	Variable
Reversion Rate	LIBOR plus 5.25% <b>LIBOR 0.57% set on 16/03/2015</b>
Maximum LTV	70%
Application Fee	£125 plus valuation fee (payable on application)
Arrangement Fee	None
ERC	None
Porting	No
Loan	
Purpose	Purchase/Re-mortgage Buy to Let
Repayment Type	Repayment or Interest Only
Term	5 – 25 years
Loan Size	£50,000 - £500,000 <b>(including all fees)</b>
Rental Cover	Gross monthly rental income must be at least 125% of the pay rate or 6% notional rate, whichever is higher
Applicants	
Maximum No	2
Age	Minimum 25 – Maximum 85 (at end of term)
Bank Statements	Last three month's bank statements for all applicants main personal bank account. Where a Buy to Let business is being run from a separate account, these bank statements will also be required. All bank statements must be from a UK bank account
First Time Buyers	No
Right To Buy	No
First Time Landlords	No
Non owner occupier	Where the applicant is a non owner occupier (living with family/partner/ in rented accommodation) this is acceptable provided they are an experienced landlord with at least one BTL in existence for over 24 months
Residency	Permanently resident in UK

## Light Adverse Variable Product Range

Credit Rules	
<b>Voters Roll</b>	All applicants must be on the Voters Roll at an address in the last 3 years. If they are not on the Voters Roll at their current address, proof of residency at this address is required
<b>Credit Record</b>	At least one of the borrower(s) must have an active credit record
<b>Bankruptcy Order</b>	No Bankruptcy Order within the last six years regardless of whether it has been discharged
<b>IVA/Administration Order</b>	No IVA or Administration Order registered within the last six years regardless of whether it is satisfied/completed
<b>CCJ/Defaults</b>	A maximum of one satisfied CCJ/Default up to the value of £2000 within the last 24 months, with none in the last 12 months. Any CCJ's/ Defaults must be satisfied or brought up to date at time of application
<b>Secured Loan Arrears</b>	Maximum of one missed payment in the last 24 months, with none in the last six months
<b>Unsecured Loan Arrears</b>	A maximum of two missed payments on up to one account within the last 12 months but none in the last six months
<b>Credit Card, Mail Order, Communication and Utility provider Arrears</b>	Maximum of four missed payments on one account or four missed payments (4 individual instances) across a combination of accounts where the combined value is less than £250
Property	
<b>Location</b>	England and Wales Only
<b>Tenure</b>	Freehold /Leasehold
<b>Minimum Valuation</b>	£100,000
<b>Tenancy</b>	Assured Shorthold Tenancy/Corporate Lets acceptable
<b>New Build</b>	Yes Freehold Houses Leasehold flats more than two years after first sale
<b>Exposure</b>	Maximum of three properties holding a Paratus AMC/Foundation Home Loans mortgage in any one full postcode per borrower
<b>Unacceptable Properties</b>	Flats above Commercial Properties. <b>Refer to separate list</b>
<b>Individual Portfolio Size</b>	Maximum of 10 loans with Paratus AMC/Foundation Home Loans per borrower, unlimited with other lenders
<b>Valuation Report</b>	Independent Valuation required by approved Valuer
<b>Occupation of Property</b>	The Property cannot be occupied by the purchaser or a member of the purchasers' immediate family and no intention for the purchaser or their immediate family to occupy the property at a future date. Sale and Rent Back arrangements are not acceptable

The information contained within must not be distributed to members of the public. © 2015 Foundation Home Loans is a trading style of Paratus AMC Limited. Registered Office: No.5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA. Registered in England with Company No. 3489004. Paratus AMC Limited is authorised and regulated by the Financial Conduct Authority. Our registration number is 301128.



# Prime Discounted Tracker

Rates from 3.19% +LIBOR | up to 75% LTV

Product	
Product Code	BT00003P
Rate	LIBOR plus 3.19%
Type	2 year Tracker
Reversion Rate	LIBOR plus 4.50% <b>LIBOR 0.57% set on 16/03/2015</b>
Maximum LTV	75%
Application Fee	£125 plus valuation fee (payable on application)
Arrangement Fee	2% of loan amount <b>(No minimum fee. Arrangement Fee can be added to loan to maximum of 80% LTV)</b>
ERC	4% in year 1 3% in year 2
Porting	No
Loan	
Purpose	Purchase/Re-mortgage Buy to Let
Repayment Type	Repayment or Interest Only
Term	5 – 25 years
Loan Size	£50,000 - £500,000 <b>(including all fees)</b>
Rental Cover	Gross monthly rental income must be at least 125% of the pay rate or 5.25% notional rate, whichever is higher
Applicants	
Maximum No	2
Age	Minimum 25 – Maximum 85 (at end of term)
Bank Statements	Last three month's bank statements for all applicants main personal bank account. Where a Buy to Let business is being run from a separate account, these bank statements will also be required. All bank statements must be from a UK bank account
First Time Buyers	No
Right To Buy	No
First Time Landlords	No
Non owner occupier	Where the applicant is a non owner occupier (living with family/ partner/ in rented accommodation) this is acceptable provided they are an experienced landlord with at least one BTL in existence for over 24 months
Residency	Permanently resident in UK



## Prime Discounted Tracker Product Range

Credit Rules	
<b>Voters Roll</b>	All applicants must be on the Voters Roll at an address in the last 3 years. If they are not on the Voters Roll at their current address, proof of residency at this address is required
<b>Credit Record</b>	At least one of the borrower(s) must have an active credit record
<b>Bankruptcy Order</b>	No Bankruptcy Order within the last six years regardless of whether it has been discharged
<b>IVA/Administration Order</b>	No IVA or Administration Order registered within the last six years regardless of whether it is satisfied/completed
<b>CCJ/Defaults</b>	No CCJ/Default registered or satisfied within the last 24 months
<b>Secured Loan Arrears</b>	No missed mortgage payments in the last 24 months.
<b>Unsecured Loan Arrears</b>	No missed payments in the last 12 months. A maximum of two missed payments on up to one account within the last 24 months.
<b>Credit Card, Mail Order, Communication and Utility provider Arrears</b>	Maximum of four missed payments on one account or four missed payments (4 individual instances) across a combination of accounts where the combined value is less than £250
Property	
<b>Location</b>	England and Wales Only
<b>Tenure</b>	Freehold /Leasehold
<b>Minimum Valuation</b>	£100,000
<b>Tenancy</b>	Assured Shorthold Tenancy/Corporate Lets acceptable
<b>New Build</b>	Yes Freehold Houses Leasehold flats more than two years after first sale
<b>Exposure</b>	Maximum of three properties holding a Paratus AMC/Foundation Home Loans mortgage in any one full postcode per borrower
<b>Unacceptable Properties</b>	Flats above Commercial Properties. <b>Refer to separate list</b>
<b>Individual Portfolio Size</b>	Maximum of 10 loans with Paratus AMC/Foundation Home Loans per borrower, unlimited with other lenders
<b>Valuation Report</b>	Independent Valuation required by approved Valuer
<b>Occupation of Property</b>	The Property cannot be occupied by the purchaser or a member of the purchasers' immediate family and no intention for the purchaser or their immediate family to occupy the property at a future date. Sale and Rent Back arrangements are not acceptable



2 Year fixed rates from **3.99%** | up to **75% LTV**

Product	
Product Code	BF00003P
Rate	3.99% 2 Year Fixed
Type	Fixed
Reversion Rate	LIBOR plus 4.5% <b>LIBOR 0.57% set on 16/03/2015</b>
Maximum LTV	75%
Application Fee	£125 plus valuation fee (payable on application)
Arrangement Fee	2% of loan amount <b>(No minimum fee. Arrangement Fee can be added to loan to maximum of 80% LTV)</b>
ERC	4% in year 1 3% in year 2
Porting	No
Loan	
Purpose	Purchase/Re-mortgage Buy to Let
Repayment Type	Repayment or Interest Only
Term	5 – 25 years
Loan Size	£50,000 - £500,000 <b>(including all fees)</b>
Rental Cover	Gross monthly rental income must be at least 125% of the pay rate or 5.25% notional rate, whichever is higher
Applicants	
Maximum No	2
Age	Minimum 25 – Maximum 85 (at end of term)
Bank Statements	Last three month's bank statements for all applicants main personal bank account. Where a Buy to Let business is being run from a separate account, these bank statements will also be required. All bank statements must be from a UK bank account
First Time Buyers	No
Right To Buy	No
First Time Landlords	No
Non owner occupier	Where the applicant is a non owner occupier (living with family/partner/ in rented accommodation) this is acceptable provided they are an experienced landlord with at least one BTL in existence for over 24 months
Residency	Permanently resident in UK

## Prime Fixed Product Range

Credit Rules	
<b>Voters Roll</b>	All applicants must be on the Voters Roll at an address in the last 3 years. If they are not on the Voters Roll at their current address, proof of residency at this address is required
<b>Credit Record</b>	At least one of the borrower(s) must have an active credit record
<b>Bankruptcy Order</b>	No Bankruptcy Order within the last six years regardless of whether it has been discharged
<b>IVA/Administration Order</b>	No IVA or Administration Order registered within the last six years regardless of whether it is satisfied/completed
<b>CCJ/Defaults</b>	No CCJ/Default registered or satisfied within the last 24 months
<b>Secured Loan Arrears</b>	No missed mortgage payments in the last 24 months.
<b>Unsecured Loan Arrears</b>	No missed payments in the last 12 months. A maximum of two missed payments on up to one account within the last 24 months.
<b>Credit Card, Mail Order, Communication and Utility provider Arrears</b>	Maximum of four missed payments on one account or four missed payments (4 individual instances) across a combination of accounts where the combined value is less than £250
Property	
<b>Location</b>	England and Wales Only
<b>Tenure</b>	Freehold /Leasehold
<b>Minimum Valuation</b>	£100,000
<b>Tenancy</b>	Assured Shorthold Tenancy/Corporate Lets acceptable
<b>New Build</b>	Yes Freehold Houses Leasehold flats more than two years after first sale
<b>Exposure</b>	Maximum of three properties holding a Paratus AMC/Foundation Home Loans mortgage in any one full postcode per borrower
<b>Unacceptable Properties</b>	Flats above Commercial Properties. <b>Refer to separate list</b>
<b>Individual Portfolio Size</b>	Maximum of 10 loans with Paratus AMC/Foundation Home Loans per borrower, unlimited with other lenders
<b>Valuation Report</b>	Independent Valuation required by approved Valuer
<b>Occupation of Property</b>	The Property cannot be occupied by the purchaser or a member of the purchasers' immediate family and no intention for the purchaser or their immediate family to occupy the property at a future date. Sale and Rent Back arrangements are not acceptable



# Prime Variable

Rates from **4.50% + LIBOR** | up to **75% LTV**

Product	
Product Code	BV00003P
Rate	LIBOR plus 4.50%
Type	Variable
Reversion Rate	LIBOR plus 4.50% <b>LIBOR 0.57% set on 16/03/2015</b>
Maximum LTV	75%
Application Fee	£125 plus valuation fee (payable on application)
Arrangement Fee	None
ERC	None
Porting	No
Loan	
Purpose	Purchase/Re-mortgage Buy to Let
Repayment Type	Repayment or Interest Only
Term	5 – 25 years
Loan Size	£50,000 - £500,000 (including all fees)
Rental Cover	Gross monthly rental income must be at least 125% of the pay rate or 5.25% notional rate, whichever is higher
Applicants	
Maximum No	2
Age	Minimum 25 – Maximum 85 (at end of term)
Bank Statements	Last three month's bank statements for all applicants main personal bank account. Where a Buy to Let business is being run from a separate account, these bank statements will also be required. All bank statements must be from a UK bank account
First Time Buyers	No
Right To Buy	No
First Time Landlords	No
Non owner occupier	Where the applicant is a non owner occupier (living with family/ partner/ in rented accommodation) this is acceptable provided they are an experienced landlord with at least one BTL in existence for over 24 months.
Residency	Permanently resident in UK

## Prime Variable Product Range

Credit Rule	
<b>Voters Roll</b>	All applicants must be on the Voters Roll at an address in the last 3 years. If they are not on the Voters Roll at their current address, proof of residency at this address is required
<b>Credit Record</b>	At least one of the borrower(s) must have an active credit record
<b>Bankruptcy Order</b>	No Bankruptcy Order within the last six years regardless of whether it has been discharged
<b>IVA/Administration Order</b>	No IVA or Administration Order registered within the last six years regardless of whether it is satisfied/completed
<b>CCJ/Defaults</b>	No CCJ/Default registered or satisfied within the last 24 months
<b>Secured Loan Arrears</b>	No missed mortgage payments in the last 24 months
<b>Unsecured Loan Arrears</b>	No missed payments in the last 12 months. A maximum of two missed payments on up to one account within the last 24 months
<b>Credit Card, Mail Order, Communication and Utility provider Arrears</b>	Maximum of four missed payments on one account or four missed payments (4 individual instances) across a combination of accounts where the combined value is less than £250
Property	
<b>Location</b>	England and Wales Only
<b>Tenure</b>	Freehold /Leasehold
<b>Minimum Valuation</b>	£100,000
<b>Tenancy</b>	Assured Shorthold Tenancy/Corporate Lets acceptable
<b>New Build</b>	Yes Freehold Houses Leasehold flats more than two years after first sale
<b>Exposure</b>	Maximum of three properties holding a Paratus AMC/Foundation Home Loans mortgage in any one full postcode per borrower
<b>Unacceptable Properties</b>	Flats above Commercial Properties. <b>Refer to separate list</b>
<b>Individual Portfolio Size</b>	Maximum of 10 loans with Paratus AMC/Foundation Home Loans per borrower, unlimited with other lenders
<b>Valuation Report</b>	Independent Valuation required by approved Valuer
<b>Occupation of Property</b>	The Property cannot be occupied by the purchaser or a member of the purchasers' immediate family and no intention for the purchaser or their immediate family to occupy the property at a future date. Sale and Rent Back arrangements are not acceptable

The information contained within must not be distributed to members of the public. © 2015 Foundation Home Loans is a trading style of Paratus AMC Limited. Registered Office: No.5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA. Registered in England with Company No. 3489004. Paratus AMC Limited is authorised and regulated by the Financial Conduct Authority. Our registration number is 301128.



# FOUNDATION

## HOME LOANS

Speak to AToM's specialist Residential and Buy to Let team to discuss this product range for your customer.



**Claire Vinal**

New Business Consultant  
Email - [claire@atomltd.co.uk](mailto:claire@atomltd.co.uk)



**Catherine Jannels**

New Business Consultant  
Email - [catherine@atomltd.co.uk](mailto:catherine@atomltd.co.uk)



**Katy Humphreys**

Packaged Team - Support  
Email - [Katy.Humphreys@atomltd.co.uk](mailto:Katy.Humphreys@atomltd.co.uk)



**Antonietta Vullo**

Products & Information Editor  
Email - [antonietta@atomltd.co.uk](mailto:antonietta@atomltd.co.uk)



01403 27 26 25  
[www.atomltd.co.uk](http://www.atomltd.co.uk)



This technical document is for intermediaries only. It is not an advertisement for the purposes of the Consumer Credit Act 1974. It should not be shown, given or distributed to existing or potential clients. Details correct at time of going to press. E & OE. Calls may be monitored or recorded for training and compliance purposes.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**