



Top tips from the Paradigm Mortgage Helpdesk



Our mini newsletter is designed to give you insights into the topics we see frequently on the Mortgage Helpdesk. We aim to provide you with some great hints and tips which will help you with future cases.

If you think we may be able to assist with your next case, please don't hesitate to get in touch!



Diane Jones



Katrina Ostrowski



Gio Chanda



Aryan Chohan



Ben Ralph

Special Purpose Vehicle (SPV) and Limited Company Buy-to-Let

The Paradigm Mortgage Helpdesk has seen a notable increase in enquiries relating to Special Purpose Vehicle (SPV) and Limited Company portfolio cases over recent weeks, with a clear shift toward larger and more complex arrangements, so this edition will focus on this area.

Introduction

A growing number of these enquiries involve clients with sizeable portfolios who are exploring the option of consolidating borrowing across multiple properties under a single mortgage facility. While such arrangements can offer meaningful planning advantages, they also require careful consideration.

Structuring, stress-testing and Lender appetite vary considerably depending on the size and composition of the portfolio, the underlying property mix and the ownership arrangements in place; and the most suitable Lender for one case may not be appropriate for another within the same portfolio.... and that's where we're here to help!



Which Lender can help?

Following a review of the current market, the helpdesk has identified a number of Lenders that may be able to support these types of applications. Subject to individual client circumstances, lending requirements, and eligibility criteria, the following Lenders may be considered:

Aldermore, Hampshire Trust Bank (HTB), Hinkley and Rugby (on a referral basis), InterBay, Paragon, Rely, Together and Vida Homeloans.

..... **Top Tip!** Visit our [CPD Academy](#) to log your CPD from reading this Criteria Corner and to find out more from our Lenders in the 'Activities' section.



We've been supporting intermediaries as a lender for over 30 years



Visit [santanderforintermediaries.co.uk](https://www.santanderforintermediaries.co.uk)



Santander for Intermediaries is a brand of Santander UK plc and is not a regulated company. Santander UK plc. Registered Office: 2 Triton Square, Regent's Place, London, NW1 3AN, United Kingdom. Registered Number 2294747. Registered in England and Wales. www.santander.co.uk. Telephone 0330 9 123 123. Calls may be recorded or monitored. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our Financial Services Register number is 106054. You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk/register. Santander and the flame logo are registered trademarks. MC 0250 JAN 25 H



Personal Name Consumer Buy-to-Let Expat/First Time Landlords

The Mortgage Helpdesk has seen a number enquiries relating to personal name Consumer Buy-to-Let (CBTL) applications. This trend is particularly evident among first-time landlords who are either currently residing overseas or planning to relocate overseas.



These applications may involve additional considerations, including:

- Residency status and jurisdiction
- Income assessment (including foreign income and currency)
- Nature of tenancy arrangements
- Consumer lending classification

A review of the lending landscape indicates that the following Lenders may consider CBTL applications, subject to their individual criteria and case assessment:

Barclays, Buckinghamshire Building Society, Dudley Building Society, Keystone Property Finance, Mansfield Building Society, Newbury Building Society, Penrith Building Society, RAW Capital Partners, Saffron Building Society, Suffolk Building Society, Tipton & Coseley Building Society, Together, Vida Homeloans and West One.

Given the variation in criteria for expat and Consumer Buy-to-Let cases, early engagement with the Mortgage Helpdesk can help identify appropriate options, highlight potential challenges, and support effective case placement and onward referral to the Lender.

Renters' Rights Act

The Renters' Rights Act which came into effect on 1st of May, introduced changes to the private rented sector, including updates to tenancy structures, landlord responsibilities and tenant protections.

Some of the key changes are:

- ✓ Removal of Section 21 "no-fault" evictions
- ✓ Removal of fixed-term Assured Shorthold Tenancies, introduction of Periodic Tenancies
- ✓ Rent Bidding Bans
- ✓ Capped Rent in Advance
- ✓ Fairer Rent Increases
- ✓ Protection from Discrimination

These developments may influence:

- Possession processes
- Portfolio management approaches
- Handling of rent arrears and tenancy disputes



[Further information is available.](#)

Mortgage Helpdesk Support



For assistance with any of the above topics, or to discuss specific cases, advisers are encouraged to contact the Paradigm Mortgage Helpdesk. We can support with:

Reviewing complex scenarios | Identifying suitable lenders | Clarifying criteria requirements

As always, we must advise that criteria does regularly change and therefore it is always prudent to double check with a Lender prior to submitting an application. Lenders provided are based on findings at the time of research, and may not include every option available.



Do you have a suggestion for a topic? [Email us!](#)