

THE CRITERIA CORNER

Top tips from the Mortgage Helpdesk



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Welcome back to The Criteria Corner!

The Criteria Corner is our mini newsletter designed to give you a brief insight 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!

Back in January, we looked at Buy to Let ICRs and which Lenders were more generous in their offerings. Since then, we've seen 3 base rate changes and many product changes. With that said, this month's newsletter will be themed around rent and it would be a missed opportunity to not revisit the ICRs. You'll see below the top 5 Lenders with the most generous offerings for both 2 and 5 year fixed products, with a mention to the most generous Lender with no product fee.

2 Year:

1. LendInvest
2. West One
3. Paragon
4. Kent Reliance
5. Coventry BS (No fee)

5 Year:

1. Landbay
2. West One
3. The Mortgage Lender
4. Vida Homeloans
5. Coventry BS (No fee)

NB: Research conducted on 15/05/23, based on a rental income of £1,250 for a higher-rate, non-portfolio landlord with an income of £50,000, picking the lowest fee product available (averaging at 2.16%).

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.



Flexible (and simpler than yoga) Buy-to-Let



A new limited edition product, small HMOs priced the same as standard properties, and criteria so flexible we made a mortgage advert about yoga just to reiterate the point.

Mortgages made simple

Search | LendInvest   



See rates

LendInvest plc is a public limited company registered in England and Wales (No. 8146929). Registered Office: 8 Mortimer Street, London, W1T 3JJ. For borrowers, borrowing through LendInvest involves entering into a mortgage contract secured against property. Your property may be repossessed if you do not keep up repayments on your mortgage.

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Which Lenders will always use the market value rent over the AST value?

While most Lenders will use the lower of the two, we've found these Lenders who will always use the market rent, as per the valuer's assessment:

CHL Mortgages, Paragon, Castle Trust Bank, Fleet Mortgages, Gatehouse Bank and Pepper Money.

JUNE EVENTS

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

7TH JUNE: LENDER UPDATES: WHAT'S NEW? WEBINAR

20TH JUNE: BRISTOL MORTGAGE & PROTECTION

21ST JUNE: COLCHESTER MORTGAGE & PROTECTION

27TH JUNE: HAYDOCK MORTGAGE & PROTECTION

28TH JUNE: BUSINESS CULTURE WEBINAR £99+VAT



HOT TOPICS



Which Lenders can allow the rent to be guaranteed through a rental guarantee scheme?

While Lenders will need more information around this, the following Lenders can consider rent coming from a rental guarantee scheme:

Fleet Mortgages, Hampshire Trust Bank, Paragon, Quantum Mortgages and Dudley BS.

Which Lenders are more generous when assessing the background properties of a portfolio?

While many Lenders will stress test the background properties of a portfolio, requiring rent to meet anywhere between 125% - 145% of the mortgage payments, we've found a few Lenders who only require 100% of the mortgage payments to be made. These are the following:

Zephyr Homeloans, West One, Quantum Mortgages, Molo Finance and Octopus Real Estate.

Unsure which Lenders may consider your case?

Save time by contacting the Mortgage Helpdesk with your complex cases.

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