



# PROPERTY FINANCE HOUSE IN MULTIPLE OCCUPATION



The HMO sector continues to allow investors to maximise their investments and as a result the sector continues to grow.

We've developed simple and straightforward options to maximise on great opportunities.

## Key features



No limit on the number of investment properties per client



Funding for purchase, refinance and equity release



Investment based valuations apply to properties with appropriate planning



No valuation fee payable until loan is approved



Limited companies, partnerships, LLPs or individual name(s)



Interest only options available



HMO with single or multiple tenancy agreements



Lending available in England, Scotland & Wales



Gifted deposits permitted (between family members)

## Residential interest rate options



Variable rate:  
Terms from 12 months to 30 years



Fixed rate:  
3 & 5 year fixed rates available

## Commercial interest rate options



Variable rate:  
Terms from 12 months to 25 years



Fixed rate:  
3 & 5 year fixed rates available

## Lending criteria

- ✓ Up to 70% LTV of open market value or 80% of vacant possession value
- ✓ Only available to experienced HMO investors in their local area
- ✓ Minimum loan £150k in England and Wales
- ✓ Minimum loan £500k in Scotland
- ✓ Up to £15m borrowings per customer
- ✓ Residential properties: Term from 12 months to 30 years (traditional residential dwelling with 10 or less bedrooms)
- ✓ Commercial properties: Terms from 12 months to 25 years
- ✓ Personal guarantees requested from business owners/directors but are not always mandatory
- ✓ Corporate borrowers must be registered in the UK or Crown dependencies
- ✓ For borrowing in personal name(s), individual must be a UK resident
- ✓ Secured by way of a first legal charge on a property in England, Scotland or Wales
- ✓ All properties must hold planning consent for C4 HMO or Sui Generis to qualify for an investment based valuation, otherwise a single dwelling house valuation will apply

## Let's talk

Interested in learning how our property finance team can help you get your project off the ground? Get in touch:

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