

Summary of Changes to our Buy-to-Let Finance Criteria

Topic	From 15 November 2022
Financing Criteria Applicant(s)	All Trust structures are not acceptable. Joint borrower sole proprietor or similar arrangements are not acceptable for joint applicants.
Financing Criteria Limited Company / Partnership / LLP:	Limited Companies (only UK registered SPV's with Property business related SIC codes) <ol style="list-style-type: none"> All directors and all shareholders (domiciled in the UK) with a holding of 25% or more must be an applicant on the application. All directors and all shareholders NOT domiciled in the UK with a holding of 10% or more must be an applicant on the application. (In this situation we will only accept applications with 4 or less directors)
Existing/Previous Finances	Evidence of conduct will be required for any current secured mortgages / finance which do not appear on the credit search (except for any specific portfolio landlord criteria).
Finance Service Coverage Ratio ("FSCR") For UK Applicants:	Stress rate 3% above the offered rate
Finance Service Coverage Ratio ("FSCR") For UK Expats:	Stress rate 3% above the offered rate
Finance Service Coverage Ratio ("FSCR") For International:	Stress rate 3% above the offered rate
Finance Service Coverage Ratio ("FSCR") Serviceability test - Rent only:	If the Finance is fixed for less than 5 years serviceability is tested at a "stressed" rental rate of 3% above the offered rate.
Portfolio and Professional Landlords	<ol style="list-style-type: none"> Gatehouse Portfolio Document completing We require a minimum portfolio FSCR of 120% at the time of application.

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Additional requirements for all Buy to Let facilities Guaranteed Rental Schemes:	We'll only accept applications where there's a simultaneous onward purchase of a new residential property, address to be supplied on application and confirmed by the acting solicitor prior to completion
Additional requirements for all Buy to Let facilities Deposits:	Gatehouse will accept a up to 5% deposit from a builder registered with the NHBC or similar where the property is a single dwelling rather than part of a development or multi-unit scheme, providing the valuer has been aware of any incentives when conducting the valuation.