

For the use of Professional Mortgage Intermediaries only



Buy-to-Let criteria for UK Expats and International residents

Shariah-compliant financing for UK Buy-to-Let residential investment property

Effective from 11 September 2019

These criteria are to provide guidance on the main policy and is not exhaustive. Our experienced underwriters endeavour to make cases work, and will make the final decision based on all obtained facts and information on the applicants and property.



Why choose Gatehouse Bank?

- No early payment charges are payable
- Dedicated, professional and experienced Business Development Managers
- Every application is individually assessed
- Fast decision in principle
- A range of financing options, from simple single residential investment finance, to more complex structures including property portfolios
- Finance to individuals, sole proprietors/partnerships, limited companies and on and off-shore SPV structures
- No requirement for Assets Under Management

Buy-to-Let finance at a glance



FINANCE AVAILABLE FOR

- INDIVIDUALS
- PARTNERSHIPS
- LIMITED COMPANIES
- LLP'S
- OFF-SHORE & ON-SHORE SPV

RENTAL TOP-UP FACILITY

AVAILABLE FOR BOTH
UK EXPATS
AND
INTERNATIONAL RESIDENTS

**NO EARLY PAYMENT
CHARGES**

PROPERTY TYPES INCLUDE

- NEW BUILD FLATS
- HOUSE IN MULTIPLE OCCUPANCY (HMO)
- MULTI-UNIT FREEHOLD BLOCKS (MUFB)
- HOUSES & FLATS

**MIN/MAX FINANCE
SIZE £75K-£1M PER
PROPERTY**

£100,000

MINIMUM PROPERTY VALUE

MAX FTV 75%

**MINIMUM
INCOME £25,000**

**PORTFOLIO
LANDLORDS TO £5M**

NO LIMIT ON THE NUMBER OF
PROPERTIES

Product Criteria



	BTL	BTL Portfolio	HMO/MUFB
Financing			
Purpose	<ul style="list-style-type: none"> • Purchase or Re-finance 	<ul style="list-style-type: none"> • Purchase or Re-finance 	<ul style="list-style-type: none"> • Purchase or Re-finance
Max FTV	75%	75%	75%
Payment	Acquisition & Rent or Rent Only	Acquisition & Rent or Rent Only	Acquisition & Rent or Rent Only
Portfolio Size	Maximum 3 properties within BTL portfolio	No limit	No limit
Affordability Test	<ul style="list-style-type: none"> • Individual =145% • Limited Company =125% • Stress at pay rate if 5 year fixed, and stress at 5.5% if lower than 5 years • Rental top-up – surplus income to top up rental income is acceptable where the rental income is: For UK Expats: 110% for corporate structures and 115% for private individuals. For International Residents: 120% for corporate structures and 125% for private individuals. • Net disposable income and overall net-worth will be considered 	<ul style="list-style-type: none"> • Individual =145% • Limited Company =125% • Stress at pay rate if 5 year fixed, and stress at 5.5% if lower than 5 years • Rental top-up – surplus income to top up rental income is acceptable where the rental income is: For UK Expats: 110% for corporate structures and 115% for private individuals. For International Residents: 120% for corporate structures and 125% for private individuals. • Net disposable income and overall net-worth will be considered • Stress test existing portfolio 	<ul style="list-style-type: none"> • Individual =145% • Limited Company =140% • Stress at pay rate if 5 year fixed, and stress at 5.5% if lower than 5 years • Stress test existing portfolio
BTL Supporting documents		<ul style="list-style-type: none"> • Property schedule • Business plan • Cash flow forecast 	<ul style="list-style-type: none"> • Property schedule • Business plan • Cash flow forecast • HMO licenses
Customer Type	<ul style="list-style-type: none"> • Individuals • Partnerships • Limited Companies • LLP's • Off-shore & On-shore SPV 	<ul style="list-style-type: none"> • Individuals • Partnerships • Limited Companies • LLP's • Off-shore & On-shore SPV 	<ul style="list-style-type: none"> • Individuals • Partnerships • Limited Companies • LLP's • Off-shore & On-shore SPV
Min/Max Finance size	£75K - £1M per property £5M max per portfolio	£75K - £1M per property £5M max per portfolio	£75K - £1M per property £5M max per portfolio
Min/Max Term	Min: 5 years Max: <ul style="list-style-type: none"> • Rent Only = 15 years • Acquisition & Rent = 25 years 	Min: 5 years Max: <ul style="list-style-type: none"> • Rent Only = 15 years • Acquisition & Rent = 25 years 	Min: 5 years Max: <ul style="list-style-type: none"> • Rent Only = 15 years • Acquisition & Rent = 25 years



	BTL	BTL Portfolio	HMO/MUFB
Applicant			
Applicant Experience	First time landlords will be considered	Must have own property and existing BTL financing and a minimum 2 years lettings experience	Must have own property, existing BTL financing and a minimum 2 years lettings experience
Maximum Numbers	<ul style="list-style-type: none"> • Individuals – 4 applicants • SPV Limited companies = 4 directors/Shareholders 	<ul style="list-style-type: none"> • Individuals – 4 applicants • SPV Limited companies = 4 directors/Shareholders 	<ul style="list-style-type: none"> • Individuals – 4 applicants • SPV Limited companies = 4 directors/Shareholders
Minimum Age	21	21	21
Maximum Age	85 years at end of finance term	85 years at end of finance term	85 years at end of finance term
Additional Requirements	Applicant must have and hold a UK current account	Applicant must have and hold a UK current account	Applicant must have and hold a UK current account
Employment			
Employed Income Verification	<ul style="list-style-type: none"> • Employment Reference/Salary Certificate & 3 most recent payslips • 3 months bank statements if they have a satisfactory UK credit report, and 12 months banks statements if they don't 	<ul style="list-style-type: none"> • Employment Reference/Salary Certificate & 3 most recent payslips • 3 months bank statements if they have a satisfactory UK credit report, and 12 months banks statements if they don't 	<ul style="list-style-type: none"> • Employment Reference/Salary Certificate & 3 most recent payslips • 3 months bank statements if they have a satisfactory UK credit report, and 12 months banks statements if they don't
Employed Acceptable Income	<ul style="list-style-type: none"> • Basic pay • Housing allowance • Car allowance • 50% of average bonus over the previous 2years • Second job • Child benefit / school allowance • Maintenance • Travel allowance 	<ul style="list-style-type: none"> • Basic pay • Housing allowance • Car allowance • 50% of average bonus over the previous 2years • Second job • Child benefit / school allowance • Maintenance • Travel allowance 	<ul style="list-style-type: none"> • Basic pay • Housing allowance • Car allowance • 50% of average bonus over the previous 2years • Second job • Child benefit / school allowance • Maintenance • Travel allowance
Self Employed Income Verification	<ul style="list-style-type: none"> • 2 years SA302 (or accountant's letter). • 3 months bank statements if they have a satisfactory UK credit report, and 12 months banks statements if they don't • Sole trader/Partnership/Company Director: <ul style="list-style-type: none"> - If trading for less than 2 years, minimum 1 year accounts with management accounts and/or cash flow forecasts - If trading for longer than 2 years, min 2 year accounts. - 3-6 months most recent business bank statements 	<ul style="list-style-type: none"> • 2 years SA302 (or accountant's letter). • 3 months bank statements if they have a satisfactory UK credit report, and 12 months banks statements if they don't • Sole trader/Partnership/Company Director: <ul style="list-style-type: none"> - If trading for less than 2 years, minimum 1 year accounts with management accounts and/or cash flow forecasts - If trading for longer than 2 years, min 2 year accounts. - 3-6 months most recent business bank statements 	<ul style="list-style-type: none"> • 2 years SA302 (or accountant's letter). • 3 months bank statements if they have a satisfactory UK credit report, and 12 months banks statements if they don't • Sole trader/Partnership/Company Director: <ul style="list-style-type: none"> - If trading for less than 2 years, minimum 1 year accounts with management accounts and/or cash flow forecasts - If trading for longer than 2 years, min 2 year accounts. - 3-6 months most recent business bank statements
Retired	Evidence of pension income and 12 months bank statements (showing pension credits)	Evidence of pension income and 12 months bank statements (showing pension credits)	Evidence of pension income and 12 months bank statements (showing pension credits)



	BTL	BTL Portfolio	HMO/MUFB
Income			
Minimum income	Equivalent of £25,000 gross	Equivalent of £25,000 gross	Equivalent of £25,000 gross
Maximum Finance to income	N/A	N/A	N/A
Additional Income	Additional income can be considered, but must be verifiable	Additional income can be considered, but must be verifiable	Additional income can be considered, but must be verifiable
Deposit Details			
Evidence of Deposit	Evidence of the source of deposit is required Satisfactory evidence of source of wealth	Evidence of the source of deposit is required Satisfactory evidence of source of wealth	Evidence of the source of deposit is required Satisfactory evidence of source of wealth
Deposits	<ul style="list-style-type: none"> • Proof of deposit required • Builder vendor deposits considered up to 5% • Gifted deposits, for UK Expats only, are accepted from family members subject to interested party waiver. 	<ul style="list-style-type: none"> • Proof of deposit required • Builder vendor deposits considered up to 5% • Gifted deposits, for UK Expats only, are accepted from family members subject to interested party waiver. 	<ul style="list-style-type: none"> • Proof of deposit required • Builder vendor deposits considered up to 5% • Gifted deposits, for UK Expats only, are accepted from family members subject to interested party waiver.
Property			
Location	England & Wales	England & Wales	England & Wales
Tenure	Freehold or Leasehold	Freehold or Leasehold	Freehold or Leasehold
Property Type	Standard Residential only	Standard Residential only	HMO/Multi-Unit Freehold Blocks
Lease Type	AST, Corporate leases, local authority and housing associations (contract up to a maximum of 5 years).	AST, Corporate leases, local authority and housing associations (contract up to a maximum of 5 years).	AST, Corporate leases, local authority and housing associations (contract up to a maximum of 5 years).
Valuation Basis	Market Value (VP)	Market Value (VP)	<ul style="list-style-type: none"> • <7 letting rooms (C4 planning use) located outside an Article 4 Direction Area – Market Value • >6 letting rooms or any HMO located within an article 4 direction area (Sui Generis planning use) Investment value can be considered
Minimum value	£100,000	£100,000	£100,000
Property types acceptable as security	For more information on the property types acceptable as security, please refer to our document Home Finance Property Types – Guidance Notes for Intermediaries on the Bank's website. Please note this list is not exhaustive and if unsure about the suitability of any property as security, you should contact the Bank or your BDM.		



	BTL	BTL Portfolio	HMO/MUFB
Finance Criteria			
Credit History	<ul style="list-style-type: none"> • No Bankruptcy /IVA in last 3 years • No CCJs in last 3 years • No missed mortgage payments or other property finance in last 12 months • No voluntary enforced possession • Up to date UK credit report required 	<ul style="list-style-type: none"> • No Bankruptcy /IVA in last 3 years • No CCJs in last 3 years • No missed mortgage payments or other property finance in last 12 months • No voluntary enforced possession • Up to date UK credit report required 	<ul style="list-style-type: none"> • No Bankruptcy /CVA or IVA in last 3 years • No CCJs in last 3 years • No missed mortgage payments or other property finance in last 12 months • No voluntary enforced possession • Up to date UK credit report required
Existing mortgage/ Financing	Proof of conduct for all mortgages / home finance / BTL finance	Proof of conduct for all mortgages / home finance / BTL finance	Proof of conduct for all mortgages / home finance / BTL finance
Residency			
Applicant Residency Status	<ul style="list-style-type: none"> • Non-resident in the UK • Expats (UK Nationals resident abroad) 	<ul style="list-style-type: none"> • Non-resident in the UK • Expats (UK Nationals resident abroad) 	<ul style="list-style-type: none"> • Non-resident in the UK • Expats (UK Nationals resident abroad)

Valuation fees

Property Value	BTL -Single Dwelling Valuation Fee (Including VAT)	HMO/Multi-Unit Freehold Blocks Valuation Fee* (Including VAT)
£50,000 - £100,000	£192	£690
£100,001 - £150,000	£230	£700
£150,001 - £200,000	£252	£725
£200,001 - £250,000	£308	£750
£250,001 - £300,000	£322	£775
£300,001 - £350,000	£364	£800
£350,001 - £400,000	£406	£825
£400,001 - £500,000	£448	£850
£500,001 - £600,000	£476	£900
£600,001 - £700,000	£518	£1000
£700,001 - £800,000	£567	£1100
£800,001 - £900,000	£644	£1200
£900,001 - £1,000,000	£707	£1250
£1,000,001 - £1,250,000	£735	£1500
£1,250,001 - £1,500,000	£770	£1650
£1,500,001 - £1,750,000	£910	£1900
£1,750,001 - £2,000,000	£1050	£2400
£2,000,001 - £3,000,000	Refer	By agreement
£3,000,001 - £5,000,000	Refer	By agreement
Re-inspection	£180	By agreement

*Valuation fees for HMO/Multi-Unit Freehold Blocks >6 letting rooms/bedrooms are by agreement

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How does it work?

We offer a range of financing options, from simple single residential investment finance, to more complex corporate structures including property portfolios.

Rent only Diminishing Musharakah

Our Rent Only Diminishing Musharakah product is an arrangement between the Bank and the applicant. Both the applicant and the bank will each contribute a percentage towards the purchase or refinance of a residential property. For example, the bank may contribute 75% and the applicant 25% of the purchase price (for refinances, the applicant's contribution is the equity in the property).

The Bank will lease its share in the property to the applicant for the duration of the finance term.

Over the finance term, the applicant will make monthly payments to the Bank which will comprise of rent only. This means that during the term of the agreement, the applicant is not acquiring any shares of the property from the Bank and as a consequence the applicant's share in the property during the term will remain the same. In addition, the applicant's monthly payments will also be lower when compared to our Acquisition Diminishing Musharakah product.

To acquire the Bank's share in the property, the applicant will either need to pay part lump sum instalments prior to each rent review (this is not possible during a fixed term period) and/or make a full lump sum instalment at any time or at the end of the agreed term.

Until the Bank's share had been acquired by the applicant, the Bank will charge the applicant rent for the use of its share of the property. The rent is calculated according to the respective shares owned.

Following the applicant's acquisition of all the Bank's share, either at the end of the agreed term or upon early purchase of the Bank's share of the property, whichever is earlier, the Bank will transfer the full ownership of the property to the applicant.

Our Rent Only Diminishing Musharakah product is higher risk than our Acquisition & Rent Diminishing Musharakah product as the monthly payments under the Rent Only structure only consist of rent, whereas under the Acquisition & Rent Diminishing Musharakah product the applicant's monthly instalment consists of both acquisition instalments and rent payment.

It is the applicant's responsibility to make sure that they put in place, maintain and regularly monitor, any financial arrangement that is expected to provide a lump sum sufficient to acquire the Bank's share at the end of the agreed finance term.

Acquisition & Rent Diminishing Musharakah

Our Acquisition & Rent Diminishing Musharakah product is an arrangement between the Bank and the applicant. Both the applicant and the Bank will each contribute a percentage towards the purchase or refinance of a residential property. For example, the Bank may contribute 75% and the applicant 25% of the purchase price (for refinances, the applicant's contribution is the equity in the property).

The Bank will lease its share in the property to the applicant for the duration of the finance term.

Over the finance term, the applicant will make monthly acquisition instalments through which the Bank will sell its share of the property to the applicant. With each acquisition instalment, the Bank's share in the property diminishes while the applicant's share increases.

While the acquisition instalments are being made, the Bank will charge the applicant rent for the use of its share of the property, the rent is calculated according to the respective shares owned.

Following the applicant's acquisition of all the Bank's share, either at the end of the agreed term or upon early purchase of the Bank's share, whichever is earlier, the Bank will transfer the full ownership of the property to the applicant.

Notes:

- At the end of the term, administration fees are payable in accordance with the Bank's standard Tariff of Charges to cover the Bank's administration costs.
- No early settlement penalties are payable when the Bank's share is purchased by the Customer before the end of the agreed term.
- The Customer is responsible for their own solicitor costs, stamp duty and other conveyancing charges (such as land registry fees) at outset and on settlement.



FOR THE USE OF PROFESSIONAL MORTGAGE INTERMEDIARIES ONLY

Gatehouse Bank plc (“Gatehouse”) is a public limited company authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority and incorporated under the laws of England and Wales with registered number 06260053 having its registered office at 14 Grosvenor Street, London, W1K 4PS United Kingdom.

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