



FIDBANK UK LTD
BUY TO LET (BTL)
KEY FEATURES

Version 2.1

We provide a range of Buy-to-Let property finance solutions for UK residents, Nigerian and other international residents and corporate entities looking to purchase or refinance residential investment property across England and Wales.

With a Buy-to-Let purchase plan you buy the property jointly with us - your deposit is your stake, and we fund the rest. Once all your payments are made, you acquire the property and the deed of the property transfers to you.

We will Consider:

Portfolios: Maximum number of properties is 4 per borrower (maximum aggregated financing of £4 million).

Minimum Lending: £50,000.

Maximum Lending: £2 million.

Entities: Individuals and Corporate included: Local and Overseas Foreign Entities / Companies / Corporates with UK Properties.

Product Option

- Capital & Interest Repayment
- Interest Only Repayment

Individuals	<ul style="list-style-type: none"> • Self Employed - Sole Trader/Limited Companies • Employees • Partner in a Partnership
Registered Corporate Entities	<ul style="list-style-type: none"> • Limited Company Shareholder • Limited Liability Partnership (LLP) • Member of a Limited Liability Partnership • Special Purpose Vehicles (SPV) • Overseas Foreign Entities/Companies/Corporates with UK Properties *

*Overseas Entities holding assets in the UK must register with Companies House as an 'overseas entity' and disclose who controls them

Loan-To-Value Ratio ("LTV"): We offer a maximum LTV 65% and 60% in case of large loans of £1.5 Millions or above

Refinance Option: Day one refinances from Cash and Bridging Purchases

Tenor: As under

- a) maximum 20-year for Interest plus Capital Repayment
- b) maximum 10 years for Interest repayment only

Rental Assignment and Deposit: The rent received from the pledged property must be directly channel to borrower's account with our Bank for loan repayment use.

Other Salient features:

- Finance available for Houses and Flats (Including new build)
- Available to first time landlords.
- All applicants must be able to comprehend to a level that they are fully aware of all obligations and requirements when entering any financing arrangement with the Bank.
- We will consider finance applications from applicants residing in over 150 different countries within the Bank's risk appetite.
- Every application must pass FidBank UK's affordability test which is designated in line with the FCA/PRA guidelines.

Am I Eligible?

You could apply for a Buy to Let mortgage if:

- Buying or refinancing property in England or Wales
- Seeking finance of at least £50,000 and up to £2 million.
- you are at least 18 years old.
- you will not be over 75 years old at the end of your mortgage term (In case of Joint
- Application: one borrower must be under the age of 65 at the time of application and the terms of the mortgage must not exceed any applicant's 75th birthday);
- you have downpayment at least 35% of the price of the property as a deposit for new purchase;
- the property is being used for rental purposes;
- the property has a Minimum Energy Performance Certificate Rating 'C', unless it is exempt.
- Where applicable, we will require proof of income (minimum £15,000 per annum from any individual applicant) to meet our requirements.
- You will need to pass FidBank UK due diligence checks.
- You do not have more than 4 buy-to-let mortgaged properties in total with any lender (including this application)
- HMO (with more than 3 units), mixed-use property, holiday home, shared ownership with not be acceptable.

Our standard tariffs and charges can be found on our website.

Next Steps:

We have a team of experienced and qualified staff on hand to help you every step of the way.

We only offer an execution-only (non-advised) service for our Buy-to-Let Customers.

Arrange an appointment:

If you would like to speak to us about a buy-to-let mortgage but you're unsure whether you're ready to proceed, we can offer you an initial discussion with an expert. They will be able to answer any questions you may have before booking a follow up appointment. Please contact us at property-finance@fidbank.uk