

Why Use Aldermore?

We're proud to support your individual and limited company clients with our range of buy-to-let mortgages.

Experienced landlords

- No requirement to be an owner occupier
- No minimum income required for experienced or portfolio landlords (Income does however need to be verified)
- No limits on properties/borrowing in the background. Subject to a portfolio resilience affordability assessment
- Applicants with historic adverse or within a debt management plan are considered
- No portfolio limits with Aldermore (if more than a total borrowing of £2m or 10 properties, refer to your BDM)
- Rental affordability calculations take rental growth into account
- Minimum ICR of 145% based on rent alone or 120% minimum based on rent with the remainder coming from surplus personal income (applies to single residential and multi-unit freeholds in personal name only)
- Min age 21 and max age 85 at end of term. Max age to apply at outset is 79*
- Professional landlords acceptable
- Minimum value/purchase price is £60k

1st time landlords BTL

- Up to 75% to £600k lend
- Minimum income £25k. For joint applications this is the minimum income requirement for at least one applicant
- Minimum ICR of 145% based on rent alone or 120% minimum based on rent with the remainder coming from surplus personal income (see 'Experienced landlords' section above)
- Must be an owner occupier for at least 12 months
- Min age 25 and max age at end of mortgage term 85
- Let to Buy available – both sides of the transaction

Specialist BTL lending

- HMOs – applicants must have 3 years landlord experience
 - Corporate body (limited company, LLP or partnerships) applications accepted including newly created SPVs
 - No property-specific SIC required
 - Rental ICR calculation from as little as 110% (applies to single residential and multi-unit freeholds in Limited Company name)
 - HMOs and multi-unit freeholds valued on an investment basis
- Must register separately under our commercial arm – registration form on intermediary website or if you are already registered with us just let us know**

*If using surplus personal income for affordability and taking the term over the age of 70 years or the planned retirement age whichever is the sooner, the income into retirement will be assessed.

General

- **Please** scan and upload all documentation via our portal as soon as the application has been submitted
- **Flexible** underwriting
- **Free legal fees** available on BTL remortgages for Individuals
- **Ex-public sector (including LA) flats** – min value £200k in Greater London and South East and £150k outside of these areas, max 75% (subject to underwriter and valuer comments)
- **Family gifted deposits acceptable** – including husband/wife
- **Flats above commercial premises** – subject to LTV and valuer comments
- **Re-mortgages** – capital raising for business purposes considered
- **Lease creation by completion considered**



Aldermore

Your home may be repossessed if you do not keep up repayments on your mortgage.

intermediaries.aldermore.co.uk

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