

Mortgage Lending Criteria - BTL as at April 2024

For use by FCA authorised intermediaries only.

PERSONAL DETAILS

Address History	3 year UK address history is required.
Age	Minimum Age: 21 years old. Maximum Age: 85 years old.
Ex Pat	Not Accepted.
First Time Buyer	At least one applicant named on the deeds needs to be an owner occupier on completion.
First Time Landlord	Accepted.
Immediate Family Definition	Spouse, parents and grandparents, children and grandchildren, brothers and sisters. Adopted, in law, half, and step members are also included in the definition.
Number of Applicants	Maximum of 4. Maximum of 2 applicants on cases where earned income is used to support rental shortfalls (Top Slicing).
Residency Status	Must be resident with Permanent rights to reside in the UK. Settled/Pre-Settled Status under the EU settlement scheme is accepted.
Owner Occupier	Must be an owner-occupier or be an experienced landlord. For JBSP the person on title must be an owner occupier or have another BTL.

LOAN DETAILS

Capital Raising	Limited to 75% LTV including Debt Consolidation. No Debt to Income Ratio limit. Interest Only available for all accepted capital raising reasons. Purpose of capital raising required; evidence may be requested. If you are capital raising for an onward property purchase, funds will be released at the point required to complete the purchase to the solicitor acting. If the property is not yet found or there will not be a simultaneous completion, funds will be held on retention for a maximum of 6 months. The purchase solicitor will need to request funds, confirming the amount required and address of onward purchase at least 5 days prior to expected completion date. Not available for speculative investment, payment of tax bill or business/commercial use. Capital raising must be for the benefit of all parties to the mortgage.
Capital Raising on Unencumbered	Treated as remortgage. Fee Assist products (including Legal Assist, Free Valuations and Cashback) are not available unless the loan exceeds £150,000. Please refer to our website for more information on our Fee-Assist options.
Consumer Buy to Let	Accepted. Metro Bank provide regulated Consumer Buy to Let mortgages. Metro Bank defines a Consumer Buy to Let Mortgage as a Buy to Let mortgage where both of the following are true: Any applicant or a close family relative of the applicant(s) have resided in the property since acquirement/ purchase, or the property has been inherited. AND At least one of the applicants does not own any other Buy to Let properties.

We love to hear from you

For further questions please do not hesitate to contact your local BDM or the **Broker Help Desk** on **020 3427 1019**
www.metrobankonline.co.uk/intermediaries

Mortgage Lending Criteria - BTL (continued)

LOAN DETAILS (CONTINUED)	
Deposit	<p>Deposit must be from own resources. Gifted Deposits are acceptable from:</p> <ul style="list-style-type: none"> - An immediate family member - A joint borrower - A builders incentive for new build property up to 5% of purchase price. <p>A Metro Bank gifted deposit letter will be needed to be completed and additional source of funds maybe requested. Gifted deposits are unacceptable from family members that reside in the property unless they are on the mortgage as a joint borrower. Deposits from Cryptocurrencies are not acceptable.</p>
Fee-Assist	<p>Our re-mortgage only range offers two specific fee-assisted options. Moving a mortgage to Metro Bank will result in legal and valuation costs. Please refer to our website for more information on our Fee-Assist options.</p>
Gifted Equity/ Concessionary Purchase	<p>Accepted. Seller must be a close family member. Gifted Equity can be used as deposit, a Gifted Deposit Form is required. Key the case with the market value and add a note stating the reduced sale price agreed and the relationship of the family member. Gifted Equity/Concessionary Purchase from family member if the property is held in LTD company name is not acceptable.</p>
Guarantor	<p>Not accepted, can consider joint borrower/sole proprietor applications.</p>
Interest Only - Sale of Subject Property	<p>Sale of Subject Property accepted up to 75% LTV.</p>
Interest Only Acceptable Repayment Vehicles	<p>The following will be accepted as suitable repayment vehicles: Sale of other property(ies) (that are not the main home of the applicant or relatives) - equity must be equal to 120% of the mortgage amount. Properties must be in applicant(s) names only. Sale of liquid investments or savings more than 12 months old - 100% of current value. Pension - 25% of current value. Refer SIPPS. Endowments - 100% of current value. We require suitable evidence of the repayment strategy.</p>
Joint Borrower/ Sole Proprietor	<p>Accepted. Independent Legal Advice required for all joint borrowers. The Joint Borrower(s) cannot reside in the property. Joint Borrower/Sole Proprietor is not available for capital raising unless for the benefit of all parties. Joint borrower can provide a gifted deposit. Maximum of 2 households only (excluding the security property household on completion) expenses from both households need to be included in the online budget planner. The person named on the deeds must be an owner occupier or experienced landlord.</p>
Let To Buy	<p>Where a client applies for a BTL Remortgage to let their current residence out (rather than selling) and purchasing a new main residence, a copy of the onward purchase ESIS will be required. Completion of both mortgages must be simultaneous.</p>
Loan Size	<p>Minimum Loan: £100,000. Maximum Loan: None, we can consider loans of any amount subject to maximum annual rent of £100,000.</p>
LTV Loan Limits	<p>Maximum 80% Up to £500,000 loan amount, (not accepted for new lending) Maximum 75% Up to £2,000,000 loan amount Maximum 70% Up to £2,500,000 loan amount Maximum 65% Up to £3,000,000 loan amount Maximum 60% Up to £10,000,000 loan amount Maximum 50% Over £10,000,000 loan amount Subject to Product Availability</p>
Maximum Accepted Rent	<p>£100,000 per annum.</p>

Mortgage Lending Criteria - BTL (continued)

LOAN DETAILS (CONTINUED)

Offer Extensions	<p>Considered Subject to: Extension request received from Solicitor with reason for delay and confirmed completion date. Confirmation there has been no change in the customers circumstances from the customer. Up to date income documents (such as latest payslip) and latest bank statement. Revaluation fee, if valuation over 180 days (270 days for new build) old. If the extension is only for a short period we will normally allow for the same product to be used. For longer extensions a new product maybe needed to be selected.</p>																																					
Offers Validity Period	<p>New Build properties 270 days from the date of the completed valuation. All other properties 180 days from the date of the completed valuation. If you choose to instruct the valuation at the point of application submission, using the Instruct Valuation button, the 180 days (or 270 days for new build) commences from the date of the completed valuation and as a result could impact the offer validity period.</p>																																					
Portfolio Buy to Let	<p>Accepted. This is classed as any Buy to Let application where the applicants will own either in sole name or jointly, the sum of 4 or more Buy to Let properties with mortgages on completion, this includes any Buy to Let properties owned in Limited Companies where the applicant(s) holds a personal guarantee. Please complete the "Portfolio Landlord Document Pack" and provide 3 months bank statements.</p>																																					
Portfolio Size	<p>Maximum portfolio size of 10 of which a maximum of 5 can be mortgaged properties with Metro Bank or maximum of £5 million of BTL lending with Metro Bank, whichever binds first.</p>																																					
Rent in Cash	<p>Not Accepted.</p>																																					
Rental Calculation:	<table border="1"> <thead> <tr> <th>Fixed Rate</th> <th>Case Type</th> <th>Assessment</th> <th>ICR</th> <th>Stress Rate</th> </tr> </thead> <tbody> <tr> <td rowspan="4">< 5 year</td> <td rowspan="2">Purchase / Additional Borrowing</td> <td>Self-funding</td> <td>140%</td> <td rowspan="2">Product pay rate + 2% (minimum 5.5%)</td> </tr> <tr> <td>Top-slicing</td> <td>100%</td> </tr> <tr> <td rowspan="2">£4£ Remortgage</td> <td>Self-funding</td> <td>140%</td> <td rowspan="4">Product pay rate + 0.5% (minimum 5.5%)</td> </tr> <tr> <td>Top-slicing</td> <td>100%</td> </tr> <tr> <td rowspan="4">> = 5 year</td> <td rowspan="2">Purchase / Additional Borrowing</td> <td>Self-funding</td> <td>140%</td> <td rowspan="4">Product pay rate + 0.5% (minimum 5.5%)</td> </tr> <tr> <td>Top-slicing</td> <td>100%</td> </tr> <tr> <td rowspan="2">£4£ Remortgage</td> <td>Self-funding</td> <td>140%</td> </tr> <tr> <td>Top-slicing</td> <td>100%</td> </tr> <tr> <td rowspan="2">All</td> <td rowspan="2">Background portolfio</td> <td>Portfolio landlords only</td> <td>140%</td> <td rowspan="2">5.5%</td> </tr> <tr> <td>Portfolio Top-slicing</td> <td>100%</td> </tr> </tbody> </table> <p>For Background Portfolio (Non - Portfolio Landlords), there is no stress rate however rental received needs to cover mortgage payment. Please use the online calculator to confirm the maximum loan available to your customer.</p>	Fixed Rate	Case Type	Assessment	ICR	Stress Rate	< 5 year	Purchase / Additional Borrowing	Self-funding	140%	Product pay rate + 2% (minimum 5.5%)	Top-slicing	100%	£4£ Remortgage	Self-funding	140%	Product pay rate + 0.5% (minimum 5.5%)	Top-slicing	100%	> = 5 year	Purchase / Additional Borrowing	Self-funding	140%	Product pay rate + 0.5% (minimum 5.5%)	Top-slicing	100%	£4£ Remortgage	Self-funding	140%	Top-slicing	100%	All	Background portolfio	Portfolio landlords only	140%	5.5%	Portfolio Top-slicing	100%
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Retentions	<p>Any withheld proportion of mortgage must be drawn within 6 months of the completion date.</p>																																					
Self Financing	<p>For Self Financing Non Portfolio BTLs - Income Proof is not required, however an allowable income other then property rental must be declared on the application. One months bank statement dated within the last 30 days for each applicant showing expenditure is required on every case.</p>																																					
Tenancy	<p>Single AST (Short Assured Tenancy/Private Residential Tenancy in Scotland) - Multiple tenancies not accepted. Maximum of 36 months which must contain an annual break clause and be regulated by the Housing Act 1988. Other forms of tenancy are not acceptable, for example Common Law Tenancies, typically used when letting to a company, where the annual rent is more than £100,000 or where the landlord is a resident.</p>																																					

Mortgage Lending Criteria - BTL (continued)

LOAN DETAILS (CONTINUED)	
Tenants	<p>Maximum of 5 adults forming a single household.</p> <p>Letting to family members, corporate, HMOs, student lets, holiday lets and individuals with diplomatic immunity are not accepted.</p> <p>Rental paid in cash not accepted.</p>
Term	<p>Minimum: 5 Years.</p> <p>Maximum: 35 years.</p> <p>The whole loan must be on the same term.</p>
Top Slicing	<p>Accepted. Please use the online calculator to confirm the maximum loan available to your customer.</p> <p>Maximum of 2 applicants.</p> <p>Rent must be equal to, or greater than, 100% cover of the mortgage interest amount calculated at the stress rate for the product selected.</p> <p>Portfolio Top-slicing - accepted, rent must be equal to, or greater than, 100% cover of the mortgage interest amount calculated at 5.5%.</p> <p>Minimum income of £50,000 for a single application, or £75,000 for a joint application. (Income from rent is not permitted to support top-slicing).</p> <p>Earned income only accepted up to age 80 to support Top-slicing.</p>
EMPLOYMENT/INCOME	
Bank Workers	<p>Available to Nurses Only.</p> <p>If Bank Work is a second job treated as overtime, 60% taken into account for affordability. This can be either the total of the last P60 or year to date figure (not annualised).</p> <p>If Primary/Only Income, 2 P60s required. Average of last 2 years P60's used for affordability where payslips confirm at least the same level of income is being received.</p>
Benefit Income	<p>Disability Living Allowance or Personal Independence Payment is accepted, if guaranteed for the life of mortgage and awarded to a person named on the mortgage.</p> <p>All other benefits are not accepted.</p>
Bonus/Commission/Overtime	<p>Accepted, 60% taken into account for affordability. This can be either 60% of the total of the last P60 minus the basic or the year to date figure in the current tax year, minus the year to date basic (not annualised) or current years bonus payslip.</p>
Bursary Income	<p>Not accepted.</p>
Capital Gains	<p>Accepted where sustainable. Minimum 3 year track record and proof of ongoing sustainability.</p>
Car Allowance	<p>Accepted. 100% used for affordability.</p>
Contractors	<p>Accepted.</p> <p>Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months.</p> <p>No more than 6 weeks of gaps in contracts over the last 12 months</p> <p>A 12 month contract history is not required, applicants will need to evidence 12 months continuous history working within the same industry as evidenced contracts, by P60's or SA100 (Inland Revenue Tax Return with IR Mark).</p> <p>Contracts must have a start date.</p> <p>If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained . If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks.</p> <p>Income calculated as a daily rate over 46 weeks based on 5 day working week (unless the contract restricts the applicant to less than this).</p> <p>We require evidence of the current contract, 12 months history of same industry experience and 1 months Bank statements showing receipt of contract income at level keyed.</p>

Mortgage Lending Criteria - BTL (continued)

EMPLOYMENT/INCOME (CONTINUED)

Contracts - Fixed Term	<p>Accepted where customer is working directly for their end client on a PAYE basis. Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months.</p> <p>No more than 6 weeks of gaps in contracts over the last 12 months.</p> <p>A 12 month contract history is not required for applicants who can evidence 12 months continuous history working within the same industry as evidenced by contracts, P60's or SA100 (Tax Return with IR Mark).</p> <p>Contracts must have a start date.</p> <p>If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained. If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks.</p> <p>Income will be assessed as guaranteed income (hourly/ daily rate multiplied by guaranteed hours/ days).</p> <p>We require evidence of current contract, 12 months same industry history and 1 months Bank statements showing receipt of contract income at level keyed.</p>
Contractors - Umbrella Companies	<p>Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months.</p> <p>No more than 6 weeks of gaps in contracts over last 12 months.</p> <p>A 12 month contract history is not required for applicants who can evidence 12 months continuous history working within the same industry as evidenced by P60's.</p> <p>Contracts must have a start date.</p> <p>If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained. If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks.</p> <p>Income will be assessed as guaranteed income (hourly/ daily rate multiplied by guaranteed hours/ days).</p> <p>We require evidence of current contract, 12 months same industry history and 1 months Bank statements showing receipt of contract income at level keyed. Payslips maybe requested where the payment on the bank statement differs from the contract after tax and national insurance has been deducted.</p>
Contracts - Zero Hours	Not Accepted.
Fixed Allowance	<p>Accepted at 100% if contracted and the same on every payslip.</p> <p>If a variable amount we can consider at 60%. Refer to Bonus, Commission and Overtime criteria.</p>
Foreign Currency	Not Accepted.
Foster Income	Not Accepted.
Income Proof	Income proof is not required as standard on self funding non portfolio BTLs.
Investment Income	<p>Accepted at 5% of fund value.</p> <p>Maximum term of 20 years.</p> <p>Minimum managed portfolio value of £250,000.</p> <p>Funds containing individual properties will have the value of the property excluded.</p> <p>Highly volatile funds such as currency exchange, single stock or venture capital trusts, will be excluded.</p> <p>Standalone cash savings are not classed as an investment.</p>
Large Town Allowance	Accepted. 100% used for affordability.

Mortgage Lending Criteria - BTL (continued)

EMPLOYMENT/INCOME (CONTINUED)	
Lending into Retirement	<p>If the applicant retires before the end of the mortgage term in order to confirm the affordability in retirement, we will calculate the mortgage balance at the point of retirement and assess if the current level of retirement income is sufficient to meet the affordability assessment. We do not accept projections.</p> <p>Earned income is accepted up to the age of 85 subject to a plausibility check that the applicant can continue in the current line of work until the declared retirement age. Retirement age will be capped for manual positions including driving and those with advertised retirement ages.</p>
Maintenance Income Court Order	Accepted, if guaranteed for the life of mortgage. 100% used for affordability.
Maintenance Income No Court Order	Not accepted.
Minimum Income	<p>None unless Top Slicing, where a minimum income of £50,000 on an application for a single applicant or £75,000 for joint applicants is required.</p> <p>No minimum however must have an acceptable income other than rental.</p>
Other committed income/assets/drawdown sources	These can be considered on an individual basis. Please contact us to discuss.
Parental Leave including Adoption Leave	<p>Last payslip prior to leave and an employers letter that needs to confirm return to work date, salary, hours and no changes to terms and conditions.</p> <p>Sufficient income/savings to cover any reduction in income during leave period required if not returning within 3 months.</p>
Pension - Defined Benefit/ Final Salary	Accepted. 100% of current level being received or if not yet drawn proof of eligibility to draw and we will use the amount left assuming the maximum tax free lump sum is taken.
Pension - SIPP	<p>Accepted.</p> <p>5% of the current fund value.</p> <p>Must be over 55 years old.</p> <p>Maximum term of 20 years.</p> <p>The value of any individual properties held within a SIPP will be excluded from the fund value.</p>
Pension State	Accepted. 100% of current level being received or if deferred the amount stated they can draw on last annual update.
Rental Allowance	Not accepted.
Rental Income	Not accepted to support BTL applications.
Second Job	Accepted - 100% if 6 month track record of working two jobs and sustainable.
Self-Employed	<p>Sole Traders, Limited Company Shareholders and Partners Accepted.</p> <p>Applicants classed as self employed if own more than 25% of a limited company. 2 years trading is required with a minimum of 2 years finalised figures.</p> <p>The self employed income used for the application will be the maximum of the average last 2 or 3 years, which ever is the higher.</p>
Self-Employed - Limited Company Directors	<p>Profit before taxation plus directors remuneration can be considered for affordability if 100% of shareholders are on the mortgage and sustainability of the business can be confirmed.</p> <p>Director's remuneration plus average dividend for last 2 or 3 years is used for affordability where there is less than 100% ownership.</p> <p>A Metro Bank Accountants Certificate or 1/2 years full company accounts submitted and registered with Companies House or 2/3 years tax calculations and overview with a covering letter from the verified accountant and the latest business Bank statement dated within the last 30 days are required.</p>

Mortgage Lending Criteria - BTL (continued)

EMPLOYMENT/INCOME (CONTINUED)

Self-Employed - Partner in LLP	Where firm is a national large recognised LLP we can use Current Drawings and Partnership Profit Share, with no minimum time working within the LLP assessed on a case by case basis. Letter from CFO/Financial Director confirming when became an equity partner, percentage ownership, current drawings and the partnership profit share they would have earned at that level of ownership for the last 2 years. Income used will be current drawings and latest years profit share.
Self-Employed - Partnerships	Profit from Partnership used for affordability. A minimum of 2 years trading required with 2 years fully submitted figures. We will use an average of the last 2 or 3 years figures (whichever is the higher) for affordability. The latest months business bank statements dated within the last 30 days and Metro Bank Accountants Certificate , 1/2 years full partnership accounts or 2/3 years partnership tax returns required.
Self-Employed - Sole Traders	Profit from Self-Employment used for affordability. A minimum of 2 years trading is required we will use the average of the last 2 or 3 years (which ever is higher) for affordability. The latest months business bank statements dated within the last 30 days and Metro Bank Accountants Certificate or 2/3 years Tax Calculations with accountants letter or 2/3 years SA100 (tax returns) with Inland Revenue mark required (where no accountant is used).
Self-Employed Accepted Accountant Qualifications	Main accountants' qualifications accepted. These apply when using profit before tax, a Metro Bank Accountants Certificate or a covering letter is required from the accountant. <ul style="list-style-type: none"> - Institute of Chartered Accountants England & Wales - Institute of Chartered Accountants Scotland - Chartered Institute of Management Accountants - Association of Chartered Certified Accountants - Chartered Institute of Public Finance and Accountancy - Institute of Financial Accountants - Association of Accounting Technicians
Stipend Income	Not accepted.
Supply Teachers	Accepted if over 3 years. Average of last 3 years income used for affordability.
Time in Employment	No minimum time with current employer at least the 1st full months payslip required. 6 months of continued employment. Probation Periods accepted.
Trust Income	Accepted, must be guaranteed for term of mortgage and evidenced through Trust Deed, Trust Accounts and Investment Portfolio Reports showing underlying assets.

CREDIT HISTORY

General Account Conduct	Evidence of the following are unacceptable: Reliance on Cash Advances from unsecured facilities Evidence of declined payments	
CCJs	Satisfied	£1,000 maximum total value across any number of CCJs satisfied within last 36 months. Unlimited maximum total value across any number of CCJs satisfied over 36 months ago.
	Unsatisfied	£500 maximum total value across any number of CCJs. No requirement to satisfy prior to application.

Mortgage Lending Criteria - BTL (continued)

CREDIT HISTORY (CONTINUED)

Defaults	Satisfied	£1,000 maximum total value across any number of Defaults satisfied within last 36 months. Unlimited maximum total value across any number of Defaults satisfied over 36 months ago.
	Unsatisfied	£500 maximum total value across any number of Defaults. No requirement to satisfy prior to application.
Missed or Late Payments	Unsecured/ Secured/Mortgages	Up to a maximum status of 2 in the last 24 months, no cumulative limit across all accounts.
IVA	Satisfied	Acceptable.
	Unsatisfied	Not acceptable.
Debt Management Plan Arrangement to Pay Debt Relief Order	Satisfied	Acceptable.
	Unsatisfied	Not acceptable.
Bankruptcy	Discharged	Acceptable only when bankruptcy order was over 36 months ago.
Protected Trust Deed (Scotland)	Satisfied	Acceptable.
	Unsatisfied	Not acceptable.
Repossession	Acceptable only 6 years after repossession.	
Payday Lending	Not acceptable.	
Scoring	All applications are subject to credit score-carding referenced against Equifax credit agency.	

COMMITMENTS/DEBT

BTLs in Background	Non Portfolio BTL - Self financing, the latest months bank statements dated within the last 30 days showing mortgage payments and rent received. Portfolio BTL - overall portfolio needs to fit on 140% at a stress rate of 5.5%. Top Slicing on the portfolio is available. Refer to Top Slicing policy.	
Childcare and School Fees	If Top Slicing the taken as commitment.	
Credit Cards	If Top Slicing then deducted as a commitment at 3% of outstanding balance if to remain.	
Debt to Income Ratio	No limit applied.	
Debt to Remain	If Top Slicing any debts remaining on completion are deducted as a commitment. Any debts with less than 3 months to run can be ignored.	
Pension Payments	Not taken as a commitment.	

PROPERTY

Adapted Properties	Subject to surveyor's comments on future saleability. Heavily Adapted Properties will not be accepted.	
Agricultural Ties	Not accepted.	
Annex	Accepted subject to surveyor's comments if in keeping with the property. Must be let out under one tenancy agreement. Must not have separate council tax or utilities. Must not have its own access/driveway.	
Assignment of Contract	Not accepted.	
Balcony Access	Accepted subject to surveyor's comments.	
Bed & Breakfast	Not accepted.	
Cast in Situ Concrete	Accepted, such as Wimpey No-Fines & Laing Easiform subject to surveyor's comments.	

Mortgage Lending Criteria - BTL (continued)

PROPERTY (CONTINUED)	
Commercial Property - near or adjacent to	Accepted - subject to surveyor's comments that the property and location does not adversely affect saleability.
Common Hold	Not accepted.
Contaminated Land	Not accepted.
Deck Access	Accepted subject to surveyor's comments.
Defective	<p>Not accepted.</p> <p>Properties defective under the 1984 Housing Act:</p> <ul style="list-style-type: none"> Airey Boot Boswell Cornish Unit (1) Cornish Unit (2) Dorran (1) Dorran (2) Dyke Gregory Myton (1) Myton (2) Newland (1) Newland (2) Orlit Parkinson Reema Hollow Panel Schindler & Hawksley SGS Smith Stent Stonecrete Tarran Tarran (2) Underdown Unity & Butterley (1) Unity & Butterley (2) Waller Wates Wessex (1) Wessex (2) Winget Woolaway
Energy Performance Certificate	Required confirming that an energy performance indicator of no less than E is in place (applicable to properties located in England & Wales only).
EWS1 Guidance	<p>We rely upon the professional opinion of our panel surveyor to identify if a property identifies the presence of any aluminium composite material, or potentially combustible cladding/fire safety concerns. If this is the case then an EWS1 form will be required. The EWS1 form will need to be prepared by a suitably qualified independent professional advisor who is a member of one of the professional body approved by the Ministry of Housing, Communities and Local Government (MHCLG) and provided by the building owner/agent.</p> <p>We require a fully completed EWS1 form (of an A1, A2 or B1 rating) completed by an appropriate signatory (see the RICS website for a list of relevant professional bodies for completion of an EWS1 Form). If the form is not lodged on the FIA portal then we also require a covering letter from the signatory confirming the information contained in the EWS1 form.</p>

Mortgage Lending Criteria - BTL (continued)

PROPERTY (CONTINUED)	
Ex Local Authority	Houses accepted. Flats accepted subject to a maximum number of stories in the block of 6. Balcony/Deck access accepted subject to surveyor's comments.
Flats - Maximum Number of Floors	No Maximum except Ex -Local Authority where the maximum is 6. If the building has more than 4 stories it must have a lift. Accepted at standard LTVs.
Floor Area	Minimum Gross Internal Area of 35m ² .
Flying Freehold	Maximum 20% of total floor area can be on a flying freehold.
Freehold Flats/Coach Houses	Not accepted or where the Leaseholder 'or an associated party' also controls the freehold. This includes where the ownership of the freehold is through a Limited Company. Share of freehold accepted as long as in line with number of flats in the block. Such as if 25% share is owned and there are 4 flats in the block this is acceptable. If over 25% of the freehold is owned and there are 4 flats in the block this is not acceptable.
Ground Rents	New builds/conversions must have an initial minimum lease term of 125 years. The maximum initial ground rent should initially be no more than 0.25% of market value; For Leases granted after 30 June 2022, ground rent must be "peppercorn", in line with the Leasehold Reform (Ground Rent) Act 2022. The ground rent must not be reviewed less than every 10 years. The ground rent must only be reviewed in line with the RPI or equivalent. Event fees can only be based on the reasonable administration costs incurred.
Holiday Lets	Not accepted.
Holiday Letting (AirBnB)	Not accepted.
Inherited Properties	Property still in deceased name: treat as a purchase with inherited share used as deposit. Solicitor to confirm details of inheritance. If property in applicants name: treat as remortgage, capital raising for reason other than paying off other inherited parties is not accepted during the first 6 months of ownership. Valuation used will be the lower of inheritance valuation or our mortgage valuation.
Japanese Knotweed	Category D (Report) - Acceptable. Japanese Knotweed was not seen on this property, but it can be seen on a neighbouring property or land where it was within 3 meters of the boundary. Category C (Manage) - Acceptable. Japanese Knotweed was identified within the boundaries of this property, but it is not causing visible, material damage to the structure and is not likely to prevent access to or restrict use of amenity space. Category A and Category B (Action) - Unacceptable unless appropriate treatment plan provided by a company affiliated to either the Property Care Association Invasive Weed Group or the Invasive Non-Native Species Association (INNSA) in place. The treatment plan must be paid for in full prior to Metro Bank releasing funds and benefit from a 5 year warranty/insurance backed guarantee.
Kitchens (More than One)	Accepted, subject to surveyor's comments, if in annex or in keeping with the property and let on one tenancy, otherwise not accepted.
Leasehold	Minimum 50 years unexpired term on lease at end of mortgage term, subject to valuers comments.
Listed Buildings	Grade I, II* and II (A, B and C in Scotland) accepted - subject to full valuation and surveyor's comments.
Live/Work Units	Not accepted.
Location of Lending	England, Wales and Scotland. For Scotland we will not lend in the following postcodes: Western Isles (HS) Highlands (KW & ZE) We currently do not accept transcripts.

Mortgage Lending Criteria - BTL (continued)

PROPERTY (CONTINUED)	
Mineshafts	Not accepted where there is an uncapped mineshaft that affects the property.
Modern Methods of Construction	Accepted - subject to: Planning and building regulation compliance. An acceptable building standards warranty scheme being available. Buildings insurance being obtainable under normal terms. A minimum design life of 60 years as confirmed by a British accredited body (i.e. BRE, BOPAS). Saleability confirmed by the surveyor. Being situated in a suitable location as defined by the surveyor.
New Build definition	Property built/converted in last 12 months (based on completion certificate) and being occupied for the first time.
New Build - Flat	Maximum 75% LTV.
New Build - House	Maximum 75% LTV.
New Build Incentives	Builder Incentives accepted up to 5% of the purchase price. Builder incentive can include builders gifted deposit, white goods, carpets and curtains, cashback, legal fees and a contribution towards stamp duty.
New Build warranties/guarantees	Properties that have been built or converted in the last 10 years require suitable warranties/guarantees to be in place. Acceptable Warranties: NHBC; Zurich; LABC; New Home Warranty; Build Zone; Premier Guarantee; Building Life Plan; Checkmate Castle; Advantage Warranties; Global Home Warranties; The Q Policy; Build Assure; International Construction Warranties; Protek and Aedis Warranties. https://lendershandbook.ukfinance.org.uk/lenders-handbook/englandandwales/question-list/1913/
Non Habitable Condition	Not accepted - property has to be secure; structurally sound; insurable; have a working kitchen with running water, storage and ability to heat food; have a working bathroom with working lavatory, sink and ability to shower or bath and subject to surveyor's comments.
Non Rentable Condition	Not accepted.
Own Limited Company Purchase	Not accepted.
Property owned as Tenants in Common	Not accepted.
Property owned in Trust	Not accepted.
Remortgage within six months.	Not accepted.
Restrictive Covenants/Title	Not accepted.
Right To Buy/Right to Acquire	Not accepted. Or during pre-emption or right of refusal period.
Self Build	Not accepted, unless completed and covered by a suitable structural new build warranty. Land would need to have been owned for at least 6 months.

Mortgage Lending Criteria - BTL (continued)

PROPERTY (CONTINUED)	
Single Skin	Not accepted.
Shared Equity/Ownership	Not accepted unless staircasing to 100% ownership.
Solar Panels	Accepted, providing no lease agreement exists.
Steel Framed	Accepted, subject to a structural report from a suitably qualified engineer (MICE, FICE, MIStructE, FIStructE) or a Chartered Building Surveyor (MRICS, FRICS) is required to confirm if it is of an acceptable standard for mortgage purposes and surveyor's comments on marketability and the suitability of the security for mortgage lending.
Studio Flats	Not accepted.
Thatched Roof	Accepted, subject to surveyor's comments.
Timber - Framed	Accepted, with durable outer leaf, subject to surveyor's comments on marketability and the suitability of the security for mortgage lending. Properties which are all timber are not acceptable.
Under Pinned	Properties underpinned in the last 10 years are not accepted unless covered by a 20 year guarantee.
Valuations	A valuation will be required for each application. Please refer to our website for more information on Valuations including fee scale.