

BUY TO LET LENDING CRITERIA - JANUARY 2010

Maximum Loan to Value (LTV)

The maximum LTV is dependent on the scheme chosen.

The maximum LTV for a new build apartment (less than 36 months old) is 50% LTV. Applications received outside this policy will be returned. No exceptions will be allowed.

Maximum Individual Loan

The maximum advances for an individual Buy to Let property are as follows:

LTV	Maximum advance
Up to 50%	£1,000,000
Over 50%*	£500,000

* Individual product limits apply.

Maximum Aggregate Loan

The aggregate loan limit on all rental properties in mortgage to the Coventry BS Group* is £1,000,000 to any single borrower(s). The minimum individual loan is £25,001.

* The Coventry BS Group consists of Coventry Building Society and Godiva Mortgages Limited.

Number of Properties

The maximum number of rental properties a household can have mortgaged with the Coventry BS Group is three, with a maximum loan limit of £1,000,000 in total. A maximum per household of 10 properties can be mortgaged (to all lenders including CBS group) in total.

Rental Income

The minimum rental income required on your client's Buy to Let property is 125% of the current interest only monthly payment.

Monthly interest is calculated at the same rate. The monthly rental income used is the estimated figure quoted in the valuation report.

Employment Status of Applicant(s)

The applicant(s) can be either employed, self-employed or retired. Employed applicants must have been in continuous employment for at least three months prior to the application. Self-employed applicants must have been self-employed for a minimum of one year. Retired applicants must be in receipt of a private pension. Employment and income checks may be required, dependent on your client's credit history.

Minimum Income

Net minimum income is £25,000 (where the application is in joint names the main earner must have a net income of at least £25,000). Net income is defined as annual income before tax minus a deduction for ongoing unsecured financial liabilities.

Minimum and Maximum Age of Applicant(s)

Minimum age of the customer (or first applicant in a joint application) is 21 years and the maximum age at the end of the mortgage term is 85 years.

Property Type

Properties must be let to a sole occupant or single family unit only. Properties with more than one kitchen or properties designed or converted for multiple occupancy are not normally considered, e.g. bed-sits, DWP hotels. Properties for student lets will be considered.

Flats in a block of more than ten storeys, or on the fifth floor or above in a block without lift access, will not be considered.

General Eligibility

- Buy to Let loans are only available to customers who currently own a UK property (not available to First Time Buyers).
- Buy to Let loans will only be granted to named individuals, and loans on commercial properties are not available.
- Applications to remortgage a residential property to a Buy to Let are not acceptable in any circumstances.
- Rental properties may be let to individuals on an assured shorthold tenancy basis or to companies on a corporate let.
- Each Buy to Let property must have its own mortgage.
- For remortgages, applicant(s) must have owned their property for six months for an application to be considered.

Valuation Fees

Purchase price	Mortgage valuation fee	Homebuyers' report fee
Up to £60,000	£110	£230
Up to £75,000	£120	£230
Up to £100,000	£145	£280
Up to £150,000	£175	£330
Up to £200,000	£205	£410
Up to £250,000	£235	£410
Up to £300,000	£265	£510
Up to £350,000	£295	£610
Up to £400,000	£325	£610
Up to £450,000	£350	£655
Up to £500,000	£385	£705
For valuation fees for properties over £500,000 visit www.coventryintermediaries.co.uk		

Any mortgage valuation offer is only available when we instruct the valuer. Only one valuation to a maximum value of £680 is included in the offer. Valuations include VAT.

www.coventryintermediaries.co.uk

All information is subject to change. Product information is subject to availability and may change. This information is for intermediaries only and is not intended for distribution to potential customers.

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