

FOR THE USE OF MORTGAGE INTERMEDIARIES AND OTHER
PROFESSIONALS ONLY.

REASONS TO DO BUSINESS



BMSOLUTIONS
FROM BIRMINGHAM MIDSHIRES

A SMART MORTGAGE FOR BUY TO LET

BM Solutions is dedicated to supporting intermediaries through award-winning service, forward-thinking technology and competitive products.

As a leading Buy to Let lender we have a range of products, giving your clients the value they are looking for.

Buy to Let

- Up to five Buy to Let properties can be mortgaged with a £3 million lending limit across Lloyds Banking Group
- Available to applicants wishing to purchase or remortgage a Buy to Let property
- Maximum LTV 75%
- Monthly rental income must cover 125% of the monthly mortgage payment calculated at the Buy to Let notional rate (currently 5.5% except for 5 year fixed rate products at 5.25% or 4.5% for selected customers, subject to qualifying credit score and minimum income of £30,000) or product rate +2%, whichever is the higher
- For higher and additional rate tax payers, the calculation will be based on 125% of the rental cover after any additional tax liability has been taken into consideration. Use the rental income calculator to determine the maximum loan available
- At least one of the applicants must currently own a property in the UK. Inherited and gifted properties are acceptable (first time buyers are not allowed)

- No minimum income requirement however at least one applicant must be in receipt of earned or pension income **Proof of Income must be retained on file in every case**
- Available for first time landlords
- Available for student lets and landlords with tenants in receipt of benefits
- Product Transfers and Further Advances available.

Let to Buy

- Available to applicants wishing to let out their current main residence and purchase another main residence to live in
- Up to five Buy to Let properties can be mortgaged with a £3 million lending limit across Lloyds Banking Group
- Maximum LTV 75%
- No minimum income requirement however at least one applicant must be in receipt of earned or pension income **Proof of Income must be retained on file in every case**
- Available for first time landlords (first time buyers are not allowed)
- Available for student lets and landlords with tenants in receipt of benefits
- Product Transfers and Further Advances available.

Portfolio Lending

- Portfolio lending to clients with 4 or more mortgaged Buy to Let properties including the new transaction is also available. Please visit our website for specific criteria or speak to your BDM.

Award winning 5 star service

- Awarded 5 Stars at the Financial Adviser Service Awards for 15 consecutive years
- We provide you with 2 experienced BDM points of contact at all times, both field and office based. Please see our website BM Solutions for contact details
- Innovative One Minute Mortgage application system
- Paperless application – signed customer document not required
- Dedicated, UK based, support – available from 8.00am to 6.00pm Monday to Friday on 0345 850 5000.

GET IN TOUCH

For more information on how we can support your business



bmsolutions.co.uk

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