

## Northern Ireland Specialist 3 and 5 Year Fixed BTL Loan

### Key benefits

- Broad spectrum of residential properties considered, including social housing
- Semi-commercial properties considered, where commercial < 30% of total value
- Expats and foreign nationals considered, with UK credit footprint and UK bank account
- Loans from £100,000 to £3million
- Suitable for auction purchases
- Award-winning, quick and personal service - speak directly to an underwriter for bespoke terms

### Key product criteria

Product range	Residential/semi-commercial mid-term mortgage
Borrowers	<ul style="list-style-type: none"> <li>• Individuals or corporate bodies (incl. limited companies and limited liability partnerships)</li> <li>• UK residents</li> <li>• Expats or foreign nationals with UK credit footprint and UK bank account</li> <li>• Offshore companies considered</li> <li>• First time buyers</li> </ul>
Property types	<ul style="list-style-type: none"> <li>• Residential accommodation</li> <li>• HMOs</li> <li>• MUFBs</li> <li>• Student accommodation</li> <li>• Holiday lets</li> <li>• Social housing</li> <li>• Semi-commercial properties</li> </ul>
Security	<ul style="list-style-type: none"> <li>• First charge only</li> <li>• Properties in Northern Ireland</li> <li>• Personal guarantees required</li> </ul>
Loan purpose	<ul style="list-style-type: none"> <li>• Purchase (including at auction)</li> <li>• Re-mortgage</li> <li>• Capital raise</li> </ul>
Adverse credit	Loans are offered for different credit levels: Prime and Classic (see table below)
Loan size <sup>1</sup>	£100,000 to £3,000,000
Maximum gross LTV <sup>2</sup>	70%
Arrangement fee	2%
Broker commission	1% (taken from arrangement fee)
Early repayment charges payable on all loans (there is no early redemption charge if the loan is repaid in the last month of its scheduled term)	<p><u>3 Year</u></p> <p>3% in year 1 2% in year 2 1% in year 3</p> <p><u>5 Year</u></p> <p>5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5</p>

<sup>1</sup> Larger loan sizes will be considered upon application.

<sup>2</sup> Gross LTV is calculated using the gross loan amount divided by the lower of the purchase price and valuation. Valuation is typically the OMV, although other measures may be used on a case-by-case basis.

## 3 Year

### Loan interest rates per annum

Gross loan to value	65%	70%
Pay rate	5.24%	5.74%
Total rate <sup>3</sup>	7.74%	8.24%

<sup>3</sup>Total interest rates outlined include a monthly pay rate and retained interest. Retained interest rate of 2.5%. Indicative pricing based on standard residential property with Prime borrower credit profile.

## 5 Year

### Loan interest rates per annum

Gross loan to value	65%	70%
Pay rate	5.49%	5.99%
Total rate <sup>4</sup>	7.49%	7.99%

<sup>4</sup>Total interest rates outlined include a monthly pay rate and retained interest. Retained interest rate of 2%. Indicative pricing based on standard residential property with Prime borrower credit profile.

### Additional margin loadings

Additional loadings may be applied to the annual interest rate	<ul style="list-style-type: none"><li>• HMOs and social housing - 0.35%</li><li>• Loans under £200,000 - 0.50%</li><li>• Semi-commercial properties - 0.50%</li><li>• Foreign nationals and expats – upon review</li><li>• Classic credit - upon review</li></ul>
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### Loan characteristics

Loan term available	3 or 5 years
Repayment	Loans are offered on an interest only basis
Affordability	110% of monthly payment amount

### Credit profile

Prime	<ul style="list-style-type: none"><li>• No CCJs in the last 2 years (director or company)</li><li>• All CCJs must have been satisfied at least 12 months prior to completion</li><li>• No bankruptcy / IVA in last 3 years</li><li>• If a company is being purchased, credit checks are applied to the acquiring company and its directors</li><li>• The tenant in any commercial property must have a strong credit profile</li><li>• The property should not be deemed to be specialist in nature and should be a liquid property which would attract significant mainstream demand should it be marketed for sale in its current condition</li></ul>
Classic	<ul style="list-style-type: none"><li>• Up to 2 CCJs of less than £7,000 in the last 2 years (per director or company)</li><li>• All CCJs must be satisfied at the completion date (completion proceeds can be used for this purpose)</li><li>• No bankruptcy / IVA in the last 3 years</li><li>• Where the loan otherwise does not fit the Prime product criteria</li></ul>

### Contact

Speak to one of our decision-making underwriters directly on 0800 689 0650 / [underwriting@funding-365.com](mailto:underwriting@funding-365.com)  
For the full range of property finance products offered by Funding 365 visit [www.funding-365.com](http://www.funding-365.com)

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