


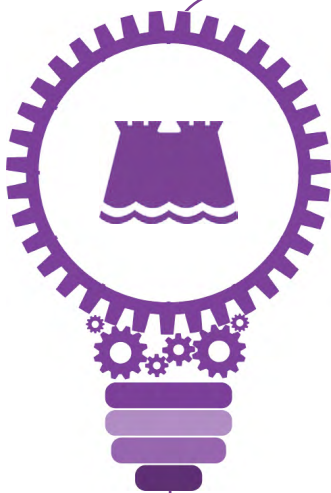
Mortgages for UK Buy-To-Let Property

Are you a British Expat or a Non-U.K. resident outside of the U.K. looking to purchase or remortgage a UK Buy-To-Let property? This document has been created to outline Skipton's criteria requirements for applicants, income and property.



Do you want to purchase a Buy-To-Let in England, Wales or the Scottish mainland?

Are you looking to borrow between £200,000 and £5 million?



Skipton International can help...

Skipton International is an award-winning bank and subsidiary of Skipton Building Society. We are one of the Channel Islands' leading lenders and serve mortgage customers resident in more than 100 countries globally.

- ✓ Fast processing times.
- ✓ Understanding needs of British expats and Non-UK residents.
- ✓ Personal service from our experienced mortgage team.
- ✓ Leading Channel Islands Bank.

New Purchase, Remortgage and Further Advance Mortgages



Applicant

In order to meet Skipton International's applicant criteria, please ensure you can answer yes to all of the questions.

Are you and the joint applicant (if applicable) resident outside of the U.K. and will continue to be so at the time of the mortgage completion?

For applicants we require a minimum of 24 months employment, however this will be reduced to 12 months if not a first-time buyer or landlord. Can you provide three months salary slips and a letter from your employer confirming main terms of employment or pension contract? All must be translated to English.

Can you provide three months bank statements for the account into which your salaries/pensions are paid and your U.K. bank accounts?

Do you have a U.K. bank or building society account from which direct debits can be arranged to pay your mortgage? This must be opened prior to the application. If you are not using a "Major U.K. Bank" or an easily recognisable bank or building society, you will need to provide us with email confirmation from the bank in question, that they can allow direct debits to be claimed from the account.

If you currently own other properties which are mortgaged in the U.K, can you provide 12 months of mortgage statements for each property, which show no missed payments or payment holidays during this period?

Can you provide three years of consecutive address history and your last U.K. address?

Have you never been declared bankrupt, insolvent, or equivalent or no such action is pending?

Can you confirm that you have never entered into any arrangement with creditors or are party to a voluntary arrangement?

Can you confirm that you have not had a court order (or equivalent) made against you for debt or that no such action is pending? If court order is satisfied, please contact us as we maybe able to assist.

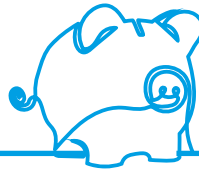
Can you confirm that you have not (voluntary or otherwise) had a property repossessed by a lender or entered into an arrangement for mortgage arrears?

Are you currently living or working in a country which does not appear on our restricted list? (as detailed in the restricted countries section of this document). However, citizens of some of these countries maybe eligible for Skipton International UK Buy-To-Let mortgages.

Can you confirm you are not a Chinese national residing in mainland China? This does not apply to residents of Hong Kong, Chinese nationals living outside mainland China, or expatriates working in mainland China.

Can you confirm you have a UK postal address and email address for service to be provided on the charge certificate for all UK lending.

Income Requirements



Please ensure you can answer yes to all of the below questions, you meet Skipton International's applicant criteria.

Employed

If in employment are you and your joint applicant employed by a clearly identifiable well established employer?

Sole application

We require your sole basic earned income (not including commission, overtime or bonuses or pension income) to achieve a minimum of £50,000 p.a or equivalent if paid in local currency.

Joint application

We require your combined basic earned income (not including commission, overtime or bonuses or pension income) to achieve a minimum of £80,000 or equivalent if paid in local currency, with no minimum income level for either applicant.

Additional employed criteria

Certain guaranteed allowances may contribute towards this figure. Any probationary period must be passed prior to applying. Earned income with the exception of pension income cannot be subject to UK income tax.

You will have to provide the following documents in English. We can also accept certified translated documents from an easily identifiable, fully qualified translator.

- Letter from employer confirming income, position and term of employment / or pension contract
- 3 month salary slip

Self-Employed

Sole applications

If an applicant is self-employed, can you provide evidence that annual income is in excess of £75,000 p.a. or equivalent if paid in local currency. Any earned income cannot be subject to UK income tax.

Joint applications

If an applicant is self-employed, the combined application minimum income is £100,000 p.a or equivalent if paid in local currency, with no minimum income level for either applicant. Any earned income cannot be subject to UK income tax.

Additional self-employed criteria

If self-employed you must be trading for a minimum of 2 years, please supply a fully completed accountant certificate (which can be found [here](#)). Self-employed applicants can appoint a local fully qualified accountant working in an accountancy firm with a minimum of two partners. The firm and accountant must be:

- Clearly identifiable
- Suitably qualified (local equivalent of ACA, FCA, ACCA, FCCA, IPFA or ICAS)

Alternatively, self-employed applicants can provide the last year's final income tax assessment (where written in English). If you supply Tax assessments to confirm your income, you will also need to complete the [Business Questionnaire](#).

Pension

If in receipt of pension income, a sole applicant must have a minimum income of £50,000 p.a or the equivalent if paid in local currency. This can be made up from different pensions, but not a combination of earned and pension incomes. Can you provide evidence of this?

For a joint application minimum £80,000 p.a or equivalent if paid in local currency. Each applicant can only have one stream of income (pension/earned income).

Pension income can be subject to U.K. income tax if the clients have retired abroad and can be from more than one pension provider.



Is the property initially for Buy-To-Let purposes and not for you or a family member to live in during the original three or five year tracker or fixed rate product period as available?

Will the property be let on a suitable Assured Shorthold Tenancy agreement (or a Private Residential Tenancy agreement if in Scotland) and not used as a holiday let or house in multiple occupancy? Please refer to our property letting requirements document for further information.

[Click here for
England and Wales](#)

[Click here for
Scotland](#)

Has the property been owned by the existing owner for a minimum of six months? This applies to purchase/ remortgages and further borrowing. This does not apply to inherited property.

Unacceptable properties

This list is not exhaustive. Please contact us directly on 0044 (0) 1534 509501 with any queries.

Properties which will not be completed (ready for tenant occupation) within 6 months of application.

Properties less than ten years old without a building warranty certificate. A list of acceptable providers is available on request. Architects' certificates are only acceptable on developments with less than 15 units.

Licensed Houses of Multiple Occupancy

Properties with five or more bedrooms will be assessed on a case by case basis.

Scottish properties which have any form of cladding to the exterior.

Cladded properties not meeting current fire regulations. Please contact us for further clarification and details of the evidence required to confirm compliance.

Grade I or II* Listed Buildings in England and Wales or Grade A Listed Buildings in Scotland. Other categories of Listed Building are acceptable subject to valuer comment and there being no onerous restrictions in the title deeds.

Any properties affected by invasive plant species e.g. Knotweed.

Flats over five floors with no access to a lift.

Leasehold properties with less than 85 years to run at the point of application.

Ex-local Authority flats exceeding five floors or exceeding 48 units in the block.

Deck access flats/gallerised (mezzanine) flats/holiday lets/Air BNB.

Studio Flats worth less than £350k and less than 35 Square meters (GIA)

Any properties less than 35 Square meters

Office block conversions

Bespoke properties or properties in a rural location will be assessed on a case by case basis.

Thatched properties.

Non standard construction or conversions will be assessed on a case by case basis.

Properties that comprise more than one independent unit of accommodation (annexes, wings and duplex properties).

LPS (large panel systems) and PRC (pre-cast reinforced concrete) properties. However, some modern building construction types will be acceptable.

Properties directly above a commercial premise need to be agreed prior to an application being submitted.

Flats with a leasehold and where the client owns the full freehold.

Freehold and flying freehold (or part thereof) flats in England or Wales.

If you own a house that is leasehold we will need to understand the terms of the leasehold interest prior to an application being received. Please call us to discuss.

Properties being purchased at auction.

If your property is not on the unacceptable properties list and you can answer “yes” to all of the other criteria, and you would like a mortgage on a property, with a maximum loan to value of 75%, the next step is to complete the [mortgage application form](#) and collate the supporting documentation.

Energy Performance Certificate



Skipton International will require all landlords of UK rental properties to have a minimum Energy Performance Rating of A to C or a “D” rating only if it can be upgraded to an A to C rating.

Skipton International will require applicants to supply a copy of a current Energy Performance Certificate demonstrating its rating or potential rating.

Skipton International reserves the right to request provision of Energy Performance Certificates at any point during the life of your mortgage.

England and Wales

To check if your property meets the required standards, simply click on the [following link](#), enter the postcode and download the [Energy Performance Certificate](#) in PDF format.

For further information and guidance, please visit the [UK Government web site](#).

Scotland

To check if your property meets the required standards, simply click on the [following link](#), enter the postcode and download the Energy Performance Certificate in PDF format.

For further information and guidance, please visit the following web site; <https://www.gov.scot/>

Portfolio Landlords



Once an applicant owns, or will own as a result of their proposed purchase(s), four or more Buy-To-Let properties, they are classified as a “Portfolio Landlord” by Skipton International.

If you are a Portfolio Landlord as defined above, Skipton requires any properties within the portfolio to meet Skipton International’s Buy-to-Let affordability criteria. This means that rental income must provide a minimum of 125% interest cover, when interest is calculated on total borrowings at a rate of 7.24%. This calculation is applied to all Buy-To-Let properties mortgaged outside Skipton International on a collective basis. In the event of a rental shortfall, the application will be declined.

In addition;

5

Skipton International can offer a maximum of five Buy-To-Let properties to any one client.

10

On completion of any Skipton mortgage application and any onward purchase related to the application in progress, the total number of Buy-To-Let properties held by all borrowers cannot exceed ten.

3

Skipton International will allow a maximum of three Buy-To-Let properties, within the whole portfolio, to be held within any one post code district, eg. SW1, in the event of more being held the application will be declined.

Loan to Value parameter



Our criteria on maximum loans for Buy-To-Let properties are as follows (subject to product conditions):

Loan Amount	Maximum LTV
Up to £1,250,000	75%
£1,250,001 to £1,500,000	70%
£1,500,001 to £3,000,000	65%
£3,000,001 to £4,000,000	60%
£4,000,001 to £5,000,000	50%

Restricted Countries



Skipton will not accept applications from clients resident of the [following countries](#). However, citizens of some of these countries may be eligible for Skipton International's UK Buy-To-Let mortgages.

Please note Skipton lends to Australians living outside of Australia. We do not lend to Chinese nationals residing in mainland China. Skipton reserves the right to adjust the restricted country list as necessary.

Please use Skipton's online [UK Buy-To-Let mortgage calculator](#) to check your eligibility.



Call

+44 (0) 1534 509501



Email

buytolet@skiptoninternational.com



**SKIPTON
INTERNATIONAL**

This mortgage is for British Expats or Non-UK citizens. Residents of the UK are not permitted to obtain a mortgage from Skipton International but should apply to Skipton Building Society (www.skipton.co.uk). Registered Office: Tudor House, The Bordage, St. Peter Port, Guernsey, GY1 6DS. Minimum age 18 years. All mortgages are subject to status and valuation where applicable. Skipton International Limited requires a first charge on the property. To help maintain service and quality, telephone calls may be recorded and monitored.