



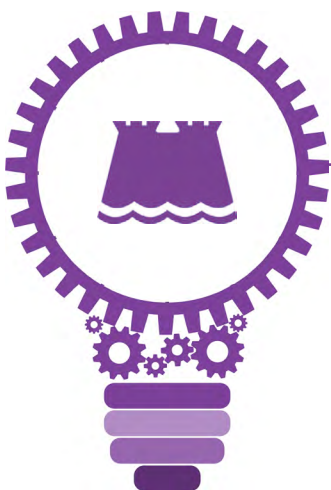
**SKIPTON
INTERNATIONAL**

Mortgages for UK Buy-To-Let Property

Are you a British Expat or Non-UK citizen looking to purchase or remortgage a Buy-To-Let property in the UK? 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 £100,000 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 citizens.
- ✓ 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 UK and will continue to be so at the time of the mortgage completion?

Can you provide one month salary slip and a letter from your employer confirming main terms of employment or pension contract? Applicants are required to be in employment for 2 years. All must be translated to English.

Can you provide one month bank statement for the account into which your salary/pension is paid and your UK bank account?

Do you have a UK 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 UK 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 UK, 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 UK 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.

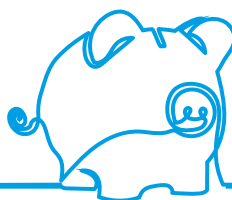
Can you confirm that you have not (voluntary or otherwise) had a property repossessed by a lender or entered into an arrangement for mortgage arrears?

Are you currently living, working or a national in a country which does not appear on our restricted list? (as detailed in the restricted countries section of this document).

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.

Skipton International will require 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

Is your sole basic earned income (not including commission, overtime or bonuses) or pension income over £40,000 or the equivalent of £50,000 p.a. if paid in local currency?

Joint Application

For a joint application where neither party is earning £50,000 p.a sterling equivalent, is the combined basic earnings of both parties £80,000 p.a sterling equivalent?

Certain guaranteed allowances may contribute towards this figure. Any probationary period must be passed prior to applying. Any earned income cannot be subject to UK income tax.

Self-Employed

If self-employed, can you provide evidence that either party's annual income is in excess of £60,000 p.a. sterling/ or equivalent of £75,000 p.a. if earned in local currency. Any earned income cannot be subject to UK income tax.

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)

OR

Alternatively, self-employed applicants can provide the last year's final income tax assessment (where written in English).

Please go to our [Forms page](#) for the accountancy certificate template to be completed by the nominated accountant.

Pension

Is your pension income over £40,000 or the equivalent of £50,000 per annum if paid in local currency?



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?

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)

All 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 7.99%. 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;



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



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.



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.

Limited Company Lending



Skipton can provide expat mortgages secured on properties located in England and Wales.

Your Company must be registered as a Limited Company, and must be registered in England Wales, Guernsey or Jersey. Any guarantee is to be joint and several. Security is to be charged over the property being purchased/remortgaged along with a guarantee from all the Directors of the Company. Limited Companies must be incorporated for the principal activity of buying and holding residential property. It will be restricted on standard industrial classification codes (SIC Codes)



Minimum loan size £100,000



Maximum loan to value 65%.



Maximum number of properties owned by the Company 5

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	65%
£1,500,001 to £3,000,000	60%
£3,000,001 to £4,000,000	55%
£4,000,001 to £5,000,000	50%

Restricted Countries



Please see the [Skipton International website](#) for a list of countries where residence or citizenship is unfortunately not supported, however citizens of some of these countries may be eligible for Skipton International's UK Buy-To-Let mortgages.

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

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.



Call

+44 (0) 1534 509501



Email

buytolet@skiptoninternational.com



**SKIPTON
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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). Also, Skipton International cannot provide mortgages where the applicants are planning to occupy the property on a future return to the UK, even if it is held as a Buy-To-Let investment in the interim. 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.