

UPDATE



**YBS
COMMERCIAL
MORTGAGES**

For
intermediary
use only



THIS WEEK'S NEWS

Extending Limited Company Buy to Let LTVs

We are constantly reviewing our lending criteria, no more so than in the current, unprecedented market conditions. In the last few weeks we have seen a return in confidence to the market and an increase in deal activity. As a consequence we have revised our LTV ratios back to pre lockdown levels to allow us to support more borrowers than ever.

Tom Simpson our Managing Director at YBS Commercial Mortgages, said: "At a time when the economy is under pressure, we're committed to supporting our existing and new customers and changing our lending criteria back to pre-lockdown levels show that we are taking confident action. Our plans to expand the business are still on track, we have remained open for business during these challenging times and our commitment to be a stable, long-term lending partner for borrowers has not faltered."

Full details of our extended LTV and customer borrowing levels are over leaf. We have more enhancements to our buy to let range planned and will announce them in the coming weeks. In the meantime if there are any borrowers who could benefit from these new criteria don't hesitate to contact us.

KEY HIGHLIGHTS

LTV 65% for Owner Occupied and Commercial Investment

75% for Corporate BTL for existing customers

65% for new Corporate BTL customers borrowing between £5m and £15m

Maximum loan amount per unit for new security to:

£3m for Commercial Investment

£2m for Owner Occupied

£1m for Corporate BTL

Increased maximum customer exposure to £20m for existing YBS customers, £15m for new customers

 ybs.co.uk/commercial

MARKET INSIGHT

Extended Limited Company Buy to Let criteria, effective 17th June 2020

As well as extending the maximum LTV ratio for limited company buy to let mortgages the maximum borrowing available for new customers to YBS Commercial Mortgages has also been increased. The new criteria are as follows:

EXISTING CUSTOMERS defined as having a 3 year relationship with YBS Commercial and a good repayment history)

- LTV 75%
- Maximum borrowing £20,000,000

NEW CUSTOMERS

- LTV 75% for borrowing up to £5,000,000
- New customers can now borrow up to £15,000,000 with an LTV of 65%

The LTV on our new build flats proposition remains at 65%

TEAM NEWS

Natalie Mackle, Relationship Director, Peterborough

Based in our Peterborough office Natalie is one of our most experienced Relationship Directors. Natalie has gained a lot of experience in working on limited company buy to let transactions of a range of sizes and complexity.

All applications to YBS Commercial are managed by a named Relationship Director. Our commitment to maintaining personal relationships is a consistent part of our total service offering.

Contacts us to discuss our range of buy to let mortgages for limited companies



Contact Natalie direct
NaMackle@ybs.co.uk



...our Editor

Mike Davies has over 30 years lending and business development experience in the banking and finance sector.

Before joining YBS Commercial, Mike worked at Barclays in a relationship role, Finance Wales, a publically owned company, as a fund manager, and at Together and Santander in business development.

My focus at YBS is about delivering an ambitious growth strategy of expanding its award-winning product range and opening new regional offices across the UK.

For tailored solutions call your nearest team today:

📞 Midlands 01274 801051 📞 Wales & South West 01274 801047 📞 North 01274 801030 📞 South East 01733 372425

All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security.

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