



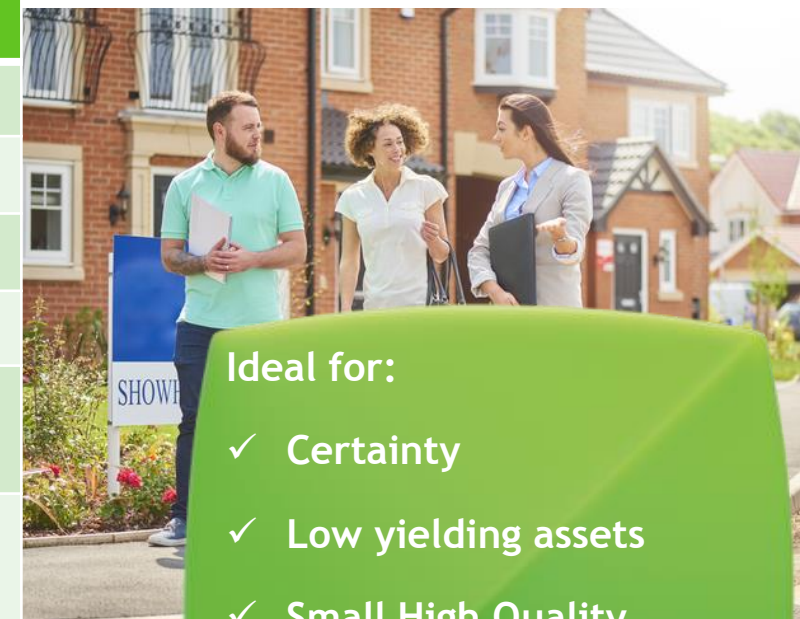
- Specialist Buy-to-Let
 - Corporate BTL
 - Large Personal BTL
 - New Build Flats
- Holiday Lets
- Owner-Occupier
- Commercial Investment
- Max. Exposures



Corporate BTL (Ltd Co)

Our 5 & 10 Year Fixed Rates

Criteria	5 Year Fixed		10 Year Fixed
Pay Rate	3.35%	3.55%	3.60%
Max LTV	Up to 65% LTV	Up to 75% LTV	Up to 75% LTV
Stress Test	125% ICR at 4.1%	125% ICR at 4.3%	125% ICR at 4.35%
Max Exposure	Existing Customer (3+ years) £20m max. loan.		
	New/Recent Customer £5m max. loan (up to 75% LTV)		
	New/Recent Customer £15m max. loan (up to 65% LTV)		
Max Loan per Unit	£1m per letting unit		
Fee	1.25% Arrangement Fee (option to add to loan)		
Reversion Rate	SVR (currently 4.49%)		
Key Criteria	Standard AST Lettings only (No HMOs), up to 12 flats in block		
Repayment	Interest only (Part & Part and Repayment available)		



Ideal for:

- ✓ Certainty
- ✓ Low yielding assets
- ✓ Small High Quality Schemes
- ✓ MUFBs
- ✓ Portfolios



Large Personal BTL

For professional investors

Criteria	5 Year Fixed		10 Year Fixed
Pay Rate	3.35%	3.55%	3.60%
Max LTV	Up to 65% LTV	Up to 75% LTV	Up to 75% LTV
No. of Applicants	Maximum of 4 Applicants		
Minimum Loan Size	£1.5m (and 6+ properties) Or £3m (and any number of properties)		
Stress Test	135% ICR at greater of 5% and Pay Rate		
Other Criteria	Aside from the above, all criteria mirrors our existing Corporate BTL range.		



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- ✓ Certainty
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- ✓ Small High Quality Schemes
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New Build Flats Proposition

Small High Quality Schemes



New Builds Criteria	Newly built or converted properties
Concentration	Up to and inc. 12 units within a single block of flats
Multiple Units in Block?	Detailed valuation on block value basis
Max. Units	Up to 16 per property (refer above)
Max. Storeys	Up to 4 storeys (refer above)
Conversions	Office to residential unacceptable
Condition	Suitable for immediate let.
Above Commercial	Acceptable if commercial owned by Borrower (refer other)
Ground Rent	Up to £1k per unit + an uplift no greater than RPI/CPI.

Holiday Lets (Limited Company Only)

Affluent coastal and national park locations



Criteria	Holiday Lets - 5 Year Fixed Rate	
Transactions	Purchase, Remortgage, Capital Raise	
Pay Rate	3.85% (5 Year Fixed Rate)	
Max LTV	Up to 75% LTV	
Min. Loan Size	£500k	
Max. Loan Size	£1m max. loan per letting unit	
Fee	1.25% Arrangement Fee (option to add to loan)	
Reversion Rate	SVR (currently 4.49%)	
Key Criteria	<ul style="list-style-type: none"> Standard Construction No occupancy restrictions Suitable for AST let 	<ul style="list-style-type: none"> No tenancy >31 days Owner stays up to 90 days p.a.
Repayment	Interest only (Part & Part and Repayment options available)	

Serviceability Assessment

Gross Holiday Let Income

Less actual letting agent costs

Less Business rates (if payable)

=Net Income

Net Income to provide 125% interest cover at stressed rate of greater of 5% & Pay Rate+1%.

NB: Remortgage/Capital Raise
Affordability based on 12 months period prior to lockdown. Valuer must be provided with details of current bookings.

Commercial Owner-Occupier

Bespoke Margin BoE Base Rate Trackers

Criteria	Typically 3.0% to 4.5% +BBR
Max Loan	Up to £2m per unit, exposure up to £10m (new customer)
LTV	Max 65%: Offices, Industrial, Professional Practices, Essential Retail, Semi-Commercial, Sub-Post Offices, Children's Day-Nurseries (Open)
Fee	1.5% Arrangement Fee (option to add to loan)
Stress Test	Last 3 year's avg. EBITDA to provide 100% Debt Service at higher of 7.25%/Pay Rate +3.25%
Key Criteria	Min. 3 years trading history



Commercial Investment

Bespoke Margin BoE Base Rate Trackers

Criteria	Typically 3.0% to 4.5% +BBR
Max Loan	Up to £3m per unit, exposure up to £15m (new customer)
LTV	Max 65%: Offices, Industrial, Professional Practices, Essential Retail, Semi-Commercial, Sub-Post Offices, Children’s Day-Nurseries (Open)
Fee	1.5% Arrangement Fee (option to add to loan)
Repayment	Interest only, Part & Part and Repayment options
Stress Test	Lower of Market/Passing Rent to provide 100% Debt Service at higher of 7.25%/Pay Rate +3.25%



Ideal enquiry:

- ✓ Multi-Tenant / Portfolio
- ✓ WAULT 4 Years +
- ✓ Experienced investor
- ✓ Loan £1m+
- ✓ Up to 65% LTV



Note: We lend against the lower of purchase price and the open market vacant possession or investment valuation.

Maximum Customer Exposure Table

Borrower Status	Corporate BTL / Holiday Lets	Owner Occupier	Commercial Investment	Combined Total
New YBS Commercial Mortgages Customer	£15m	£10m	£15m	£15m
Existing YBS Commercial Mortgages Customer <3 Years Track Record	£15m	£10m	£15m	£15m
Existing YBS Commercial Mortgages Customer 3+ Years Track Record	£20m	£15m	£20m	£20m

Key Points:

- No 1st Time Landlords
- Track record must demonstrate sound performance
- New application subject to strong credit quality as confirmed by additional underwriter scrutiny
- Maximum LTV of 65% on lending which takes new/recent customer exposure above £5m

Contact Us:



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