

LIBOR 0.5906%

Buy To Let Criteria

• ALL CASES ARE MANUALLY UNDERWRITTEN

• DIRECT ACCESS TO DECISION MAKERS

• CCJS & DEFAULTS TREATED THE SAME

• NO CREDIT SCORING

• ALL DECLINES ARE REVIEWED

• NO £'S VALUE CAP ON CCJS & DEFAULTS

PRODUCT CODE	LTV	2 YEAR TRACKER	2 YEAR FIXED	5 YEAR FIXED	REVERSION RATE	CREDIT CRITERIA
BTL-NP1	70%	LIBOR + 1.90%	2.74%	3.74%	LIBOR + 3.90%	No missed payments in last 36 months Max arrears status of zero in last 6 months No CCJ's or Defaults in last 36 months
	75%	LIBOR + 2.15%	2.99%	3.99%	LIBOR + 4.15%	
	80%	LIBOR + 2.40%	3.24%	4.24%	LIBOR + 4.40%	
BTL-NP2	70%	LIBOR + 3.60%	4.65%	5.05%	LIBOR + 4.70%	No missed payments in last 24 months Max arrears status of zero in last 6 months No CCJ's or Defaults in last 24 months
	75%	LIBOR + 3.85%	4.90%	5.30%	LIBOR + 4.95%	
	80%	LIBOR + 4.10%	5.15%	5.55%	LIBOR + 5.20%	
BTL-NC3	70%	LIBOR + 3.75%	4.95%	5.50%	LIBOR + 4.95%	Mortgage/Secured - Maximum of 2 missed payments in 36 months provided that: • Max status of zero in last 6 months • No missed payments in last 18 months • Maximum of 1 missed payment in months 19 to 24 CCJs/Defaults - Maximum of 3 in 36 months provided that: • None allowed in last 18 months • Maximum of 2 in months 19 to 24
	75%	LIBOR + 4.00%	5.20%	5.75%	LIBOR + 5.20%	
	80%	LIBOR + 4.25%	5.45%	6.00%	LIBOR + 5.45%	
BTL-NC4	65%	LIBOR + 4.00%	4.95%	5.50%	LIBOR + 5.00%	Mortgage/Secured - Maximum of 2 missed payments in 24 months provided that: • Max status of zero in last 6 months • No missed payments in last 12 months • Maximum of 1 missed payment in months 13 to 18 CCJs/Defaults - Maximum of 3 in 24 months provided that: • None allowed in last 12 months • Maximum of 2 in months 13 to 18
	70%	LIBOR + 4.25%	5.20%	5.75%	LIBOR + 5.25%	
	75%	LIBOR + 4.50%	5.45%	6.00%	LIBOR + 5.50%	
BTL-NC5	60%	LIBOR + 4.10%	5.10%	5.70%	LIBOR + 5.25%	Mortgage/Secured - Maximum of 3 missed payments in 24 months provided that: • Max status of zero in last 6 months • No missed payments in last 12 months • Maximum of 2 in months 13 to 18 CCJs/Defaults - Maximum of 4 in 24 months provided that: • None allowed in last 6 months • Maximum of 2 in months 7 to 12 • Maximum of 3 in months 13 to 18
	65%	LIBOR + 4.35%	5.35%	5.95%	LIBOR + 5.50%	
	70%	LIBOR + 4.60%	5.60%	6.20%	LIBOR + 5.75%	

LIBOR 0.5906%**Across All Plans**

Bankruptcy:	Discharged > 6 years
IVA:	Discharged > 6 years
Payday Loans:	None current and none in last 12 months
Debt Management Plan:	None current and none in last 12 months
Repossession:	None in last 6 years

Early Redemption Charges

2 year tracker	2%, 1%
2 year fixed	3%, 2%
5 year fixed	5%, 4%, 3%, 2%, 1%

Credit Criteria**CREDIT EVENT - CCJ OR DEFAULT**

If the total of CCJ's and/or defaults exceed £2,000, the case will be referred to an underwriter. There are no maximum amounts.

UNSECURED ARREARS

Fixed term credit agreements and loans: Applicant(s) must have paid the last 12 months payments.

Revolving credit, mobile phones and utility bills: Applicant(s) with arrears in the last 12 months will be referred.

General Criteria**LOAN SIZE**

Minimum Loan:	£25,001
Maximum Loan:	£750,000 up to 80% LTV £1,000,000 up to 75% LTV
Minimum Property Value:	£70,000
Completion Fee:	2.00%

RENTAL CALCULATION

Monthly rental must be 125% of new mortgage payment, calculated on the higher of the pay rate or revert rate.

PAYMENT OPTIONS

Repayment

Interest Only

TERM

Minimum:	10 years
Maximum:	35 years

APPLICANT

Minimum Age:	25 years
Maximum Age:	75 years
Minimum Income:	£18,000 (and no foreign income)
Maximum Applicants:	2
Employed or Self-Employed + UK residents only	

Valuation Fee Scale

PURCHASE PRICE / ESTIMATED VALUE	VALUATION FEE INCLUSIVE OF VAT
Less than £100,000	£320
£100,001 – £150,000	£350
£150,001 – £200,000	£400
£200,001 – £250,000	£450
£250,001 – £300,000	£480
£300,001 – £350,000	£500
£350,001 – £400,000	£550
£400,001 – £500,000	£575
£500,001 – £600,000	£600
£600,001 – £700,000	£700
£700,001 – £800,000	£750
£800,001 – £900,000	£800
£900,001 – £1 million	£850
More than £1 million	By arrangement

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