Mortgage Lending Criteria - BTL as at July 2026

For use by FCA authorised intermediaries only.

All applications are subject to a manual underwriting review

PERSONAL DETAILS	
Address History	3 year UK address history is required.
Age	Minimum Age: 21 years old. Maximum Age: 85 years old.
Ex Pat	Not Accepted.
First Time Buyer	At least one applicant named on the deeds needs to be an owner occupier on completion.
First Time Landlord	Accepted.
Immediate Family Definition	Spouse, parents and grandparents, children and grandchildren, brothers and sisters. Adopted, in law, half, and step members are also included in the definition.
Number of Applicants	Maximum of 4. Maximum of 2 applicants on cases where earned income is used to support rental shortfalls (Top Slicing).
Residency Status	Must be resident with Permanent rights to reside in the UK. Settled/Pre-Settled Status under the EU settlement scheme is accepted.
Owner Occupier	Must be an owner-occupier or be an experienced landlord. For JBSP the person on title must be an owner occupier or have another BTL.

LIMITED COMPANY DETAILS	
Directors	Directors must meet Metro Bank standard lending criteria. All Directors must be Shareholders. Directors/shareholders must be the same people and have 100% shareholding. Each Director must provide a personal guarantee for 100% of the mortgage debt. This lending is not available where any Director has existing lending with Metro Bank of over £1m on non-residential assets.
First Time Buyer	At least one director needs to be an owner occupier on completion.
First Time Landlord	Accepted, excluding HMO and MUFB.
Limited Company Status	Lending to Limited Companies is not accepted where: Country of incorporation / establishment / registered address/ domicile of trust / any business interests of Directors are outside England, Wales or Scotland / any income received is not in GBP. Foreign income is not accepted.
Number of Directors	The maximum number of Directors/shareholders is four.
Minimum Time of Incorporation	No minimum time since incorporation, however must be registered on Companies House prior to starting the application and we must also be able to run an Experian Business Search in order for an application to be submitted.
Residency Status	All Directors must have been in the UK for the last 3 years / must have permanent rights to reside in the UK, EU Pre-settled or Settle Status.
SIC codes	Accepted SIC Codes are: 68100 - Buying and selling of own real estate. 68209 - Letting and operating of own or leased real estate. 68320 - Management of real estate. No other SIC Codes accepted individually or in conjunction.

We love to hear from you

For further questions please do not hesitate to contact your local BDM or the **Broker Help Desk** on **020 3427 1019**
www.**metrobank**online.co.uk/intermediaries

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Mortgage Lending Criteria - BTL *(continued)*

LOAN DETAILS	
Capital Raising	Limited to 80% LTV including Debt Consolidation. No Debt to Income Ratio limit. Interest Only available for all accepted capital raising reasons. Purpose of capital raising required; evidence may be requested. Where Top-Slicing and Capital Raising is for an onward Residential Purchase then the ESIS is required for affordability. If you are capital raising for an onward Let to Buy property purchase, simultaneous completion is required. Not available for speculative investment, payment of tax bill or business/ commercial use. Capital raising must be for the benefit of all parties to the mortgage.
Capital Raising on Unencumbered	Treated as remortgage. Fee Assist products (including Legal Assist, Free Valuations and Cashback) are not available unless the loan exceeds £150,000. Please refer to our website for more information on our Fee-Assist options.
Concessionary Purchase (or property transfer below market value)	Accepted. Seller must be a close family member. Subject to LTV requirements, non-family members are also accepted provided they are named on the mortgage as joint borrower. Key the application with the agreed sale price or agreed transfer amount, add a note detailing the full value of the property. Concessionary Purchase from family member if the property is held in LTD company name is not acceptable Lending decisions, including LTV and product eligibility, will be based on the agreed transfer amount, and remain subject to valuation assessment.
Consumer Buy to Let	Accepted. Metro Bank provide regulated Consumer Buy to Let mortgages. Metro Bank defines a Consumer Buy to Let Mortgage as a Buy to Let mortgage where both of the following are true: Any applicant or a close family relative of the applicant(s) have resided in the property since acquirement/ purchase, or the property has been inherited. AND At least one of the applicants does not own any other Buy to Let properties.
Deposit	Deposit must be from own resources. Gifted Deposits are acceptable from: - An immediate family member - A joint borrower - A builders incentive for new build property up to 5% of purchase price. A Metro Bank gifted deposit letter will be needed to be completed and additional source of funds maybe requested. Deposits from Cryptocurrencies are not acceptable. Shareholder/Directors Loan accepted as deposit for Limited Company BTL. A Gifted Deposit Form is required. Intercompany loan are accepted for Limited Company BTL applications where the shareholders on the donor company are the same individuals on the SPV.
Fee-Assist	Our re-mortgage only range offers two specific fee-assisted options. Moving a mortgage to Metro Bank will result in legal and valuation costs. Please refer to our website for more information on our Fee-Assist options.
Gifted Equity (purchase or transfer at full market value)	Accepted. Seller must be a close family member. Subject to LTV requirements, non-family members are also accepted provided they are named on the mortgage as joint borrower. Gifted Equity can be used as deposit, a Gifted Deposit Form is required. Key the application with the market value. Gifted Equity Purchase from family member if the property is held in LTD company name is not acceptable. Lending decisions, including LTV and product eligibility, will be based on the agreed transfer amount, and remain subject to valuation assessment.
Guarantor	Not accepted, can consider joint borrower/sole proprietor applications on Non-Limited Company Buy to Lets.

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Mortgage Lending Criteria - BTL *(continued)*

LOAN DETAILS (CONTINUED)

Interest Only - Sale of Subject Property	Sale of Subject Property accepted up to 80% LTV.
Interest Only Acceptable Repayment Vehicles	The following will be accepted as suitable repayment vehicles: Sale of other property(ies) (that are not the main home of the applicant or relatives) – equity must be equal to 120% of the mortgage amount. Properties must be in applicant(s) names only. Sale of liquid investments or savings more than 12 months old - 100% of current value. Pension - 25% of current value. Refer SIPPS. Endowments - 100% of current value. We require suitable evidence of the repayment strategy.
Joint Borrower/ Sole Proprietor	Accepted for Non-Limited Company BTL. Independent Legal Advice required for all joint borrowers. The Joint Borrower(s) cannot reside in the property. Joint Borrower/Sole Proprietor is not available for capital raising unless for the benefit of all parties. Joint borrower can provide a gifted deposit. Maximum of 2 households only (excluding the security property household on completion) expenses from both households need to be included in the online budget planner. The person named on the deeds must be an owner occupier or experienced landlord.
Let To Buy	Where a client applies for a BTL Remortgage to let their current residence out (rather than selling) and purchasing a new main residence, a copy of the onward purchase ESIS will be required. Completion of both mortgages must be simultaneous.
Loan Size	Minimum Loan: £50,000. Minimum Valuation £75,000, LTV as per product Maximum Loan: £10,000,000, subject to product availability.
LTV Loan Limits	Maximum 80% Up to £500,000 loan amount, Maximum 75% Up to £2,000,000 loan amount Maximum 70% Up to £2,500,000 loan amount Maximum 65% Up to £3,000,000 loan amount Maximum 60% Up to £10,000,000 loan amount Maximum 50% Over £10,000,000 loan amount Subject to Product Availability
Maximum LTVs	Individual BTL - 80% Limited Company BTL - 80% HMO - 75% MUFB - 75% Top-slicing - 75% Capital Raising - 80%
Offer Extensions	Considered Subject to: Extension request received from Solicitor with reason for delay and confirmed completion date. Confirmation there has been no change in the customers circumstances from the customer. Up to date income documents (such as latest payslip) and latest bank statement. A re-valuation is required if the original valuation has expired. A re-valuation fee is payable for this. Please note that where the original surveyor is not available a standard valuation would be required, which may be undertaken by a different surveying firm, and a standard valuation fee would be payable. If the extension is only for a short period, we will normally allow for the same product to be used. For longer extensions a new product may be needed to be selected.
Offers Validity Period	New Build properties 270 days from the date of the completed valuation. All other properties 180 days from the date of the completed valuation. If you choose to instruct the valuation at the point of application submission, using the Instruct Valuation button, the 180 days (or 270 days for new build) commences from the date of the completed valuation and as a result could impact the offer validity period. Please also refer to 'Offer Extensions'.

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Mortgage Lending Criteria - BTL *(continued)*

LOAN DETAILS (CONTINUED)

Portfolio Buy to Let

Accepted. This is classed as any Buy to Let application where the applicants will own either in sole name or jointly, the sum of 4 or more Buy to Let properties with mortgages on completion, this includes any Buy to Let properties owned in Limited Companies.

Please complete the "Portfolio Landlord Document Pack" and provide 3 months bank statements.
Where the application is for a Limited Company BTL and meets the Portfolio Landlord definition and the company has been incorporated for at least 18 months at the start of the application, the latest set of fully submitted company accounts must be provided.

Portfolio Size

Maximum portfolio size of 10 all of which can be mortgaged properties with Metro Bank or maximum of £10 million of BTL lending with Metro Bank, whichever binds first.

Rent in Cash

Not Accepted.

Rental Calculation

Interest Cover Ratio	
Limited Company	125%
Individual - Basic Rate Tax	125%
Individual - Higher Rate Tax	145%
Top Slicing	100%
PBTL Background Portfolio - Ltd Co BTL	125%
PBTL Background Portfolio - Non Ltd Co BTL	140%

Stress Rate	
< 5yr fixed	Pay Rate + 2% (minimum 5.5%)
>= 5yr fixed OR £4£ remortgage	Pay rate
BTL Background Portfolio	5.50%

For non-portfolio landlords, background BTL's are not assessed.

Please use the online calculator to confirm the maximum loan available to your customer.

Retentions

Any withheld proportion of mortgage must be drawn within 6 months of the completion date.

Self Financing

Where an allowable income stream has been declared, income proof is not required for:
- Self-Financing Non-Portfolio BTLs at 145% ICR, or
- Non-Portfolio Limited Company BTLs at 125% ICR,
- Unless the only income declared is rental income.

For Self-Financing Non-Portfolio (Non-Limited Company) BTLs at 125% ICR:
- Income proof is required.
- Acceptable documentation includes:
    - o SA302 (Tax Calculation and Tax Year Overview with HMRC mark), or
    - o If an SA302 has not been submitted within the last 12 months, the applicant's latest P60.

Tenancy

Single APT (Assured Periodic Tenancy/Private Residential Tenancy in Scotland) - Multiple tenancies not accepted.
A single Common Law Tenancy of no more than 36 months which must contain an annual break clause, which has an annual rent exceeding £100,000 is acceptable.
Letting to a company or the Landlord being resident are not accepted.

Tenants

Maximum of 5 adults forming a single household.

Letting to family members, corporate, student lets, holiday lets and individuals with diplomatic immunity are not accepted.

Rental paid in cash not accepted.

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Mortgage Lending Criteria - BTL *(continued)*

LOAN DETAILS (CONTINUED)	
Term	Minimum: 5 Years. Maximum: 35 years. The whole loan must be on the same term.
Top Slicing	Accepted for Non-Limited Company BTL, excluding HMO and MUFB. Please use the online calculator to confirm the maximum loan available to your customer. Maximum of 2 applicants and 75% LTV. Rent must be equal to, or greater than, 100% cover of the mortgage interest amount calculated at the stress rate for the product selected. Portfolio Top-slicing - accepted, rent must be equal to, or greater than, 100% cover of the mortgage interest amount calculated at 5.5%. Minimum income of £50,000 for a single application, or £75,000 for a joint application. (Income from rent is not permitted to support top-slicing). Earned income only accepted up to age 80 to support Top-slicing.

EMPLOYMENT/INCOME	
Bank Workers	Available to Nurses Only. If Bank Work is a second job treated as overtime, 60% taken into account for affordability. This can be either the total of the last P60 or year to date figure (not annualised). If Primary/Only Income, 2 P60s required. Average of last 2 years P60's used for affordability where payslips confirm at least the same level of income is being received.
Benefit Income	Disability Living Allowance or Personal Independence Payment is accepted, if guaranteed for the life of mortgage and awarded to a person named on the mortgage. All other benefits are not accepted.
Bonus/Commission/Overtime	Accepted, 60% considered for affordability. This can be 60% of the: - total of the last P60 minus the basic - current years Bonus payslip amount - year to date figure minus year to date basic (for overtime and commission this can be annualised).
Bursary Income	Not accepted.
Capital Gains	Accepted where sustainable. Minimum 3 year track record and proof of ongoing sustainability.
Car Allowance	Accepted. 100% used for affordability.
Contractors	Accepted. Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months. No more than 6 weeks of gaps in contracts over the last 12 months A 12 month contract history is not required, applicants will need to evidence 12 months continuous history working within the same industry as evidenced contracts, by P60's or SA100 (Inland Revenue Tax Return with IR Mark). Contracts must have a start date. If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained . If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks. Income calculated as a daily rate over 46 weeks based on 5 day working week (unless the contract restricts the applicant to less than this). We require evidence of the current contract, 12 months history of same industry experience and 1 months Bank statements showing receipt of contract income at level keyed.

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Mortgage Lending Criteria - BTL *(continued)*

EMPLOYMENT/INCOME (CONTINUED)	
Contracts - Fixed Term	Accepted where customer is working directly for their end client on a PAYE basis. Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months. No more than 6 weeks of gaps in contracts over the last 12 months. A 12 month contract history is not required for applicants who can evidence 12 months continuous history working within the same industry as evidenced by contracts, P60's or SA100 (Tax Return with IR Mark). Contracts must have a start date. If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained. If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks. Income will be assessed as guaranteed income (hourly/ daily rate multiplied by guaranteed hours/ days). We require evidence of current contract, 12 months same industry history and 1 months Bank statements showing receipt of contract income at level keyed.
Contractors - Umbrella Companies	Current contract must be at least 3 months in length. If contract has no end date it must have been running for at least 3 months. No more than 6 weeks of gaps in contracts over last 12 months. A 12 month contract history is not required for applicants who can evidence 12 months continuous history working within the same industry as evidenced by P60's. Contracts must have a start date. If current contract has less than 4 weeks to run we may require evidence that it has been renewed or a new contract obtained. If current contract has no end date we will look to confirm it has at least 4 weeks notice period or request confirmation that the contract will run for at least another 4 weeks. Income will be assessed as guaranteed income (hourly/ daily rate multiplied by guaranteed hours/ days). We require evidence of current contract, 12 months same industry history and 1 months Bank statements showing receipt of contract income at level keyed. Payslips maybe requested where the payment on the bank statement differs from the contract after tax and national insurance has been deducted.
Contracts - Zero Hours	Not Accepted.
Fixed Allowance	Accepted at 100% if contracted and the same on every payslip. If a variable amount we can consider at 60%. Refer to Bonus, Commission and Overtime criteria.
Foreign Currency	Not Accepted.
Foster Income	Accepted. 24 months income evidence and Local Authority/Foster Agency Statement for the last 24 months and confirmation that most recent year's figure is likely to continue for foreseeable future. Income must be keyed as self-employed and will be assessed as a 100% of the average of the last 24 months. Foster children must be keyed as dependants.
Income Proof	Income proof is not required as standard on self funding non portfolio BTLs.
Investment Income	Not Accepted.
Large Town Allowance	Accepted. 100% used for affordability.

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Mortgage Lending Criteria - BTL *(continued)*

EMPLOYMENT/INCOME (CONTINUED)	
Lending into Retirement	If the applicant retires before the end of the mortgage term in order to confirm the affordability in retirement, we will calculate the mortgage balance at the point of retirement and assess if the current level of retirement income is sufficient to meet the affordability assessment. We do not accept projections. Earned income is accepted up to age 80 subject to a plausibility check that the applicant can continue in the current line of work until the declared retirement age. Retirement age will be capped for manual positions including driving and those with advertised retirement ages.
Maintenance Income Court Order	Accepted, if guaranteed for the life of mortgage or if child maintenance, child needs to be under 13 years old at the time of the application. 100% used for affordability. Copy of court order required.
Maintenance Income No Court Order	Not accepted.
Minimum Income	None unless Top Slicing, where a minimum income of £50,000 on an application for a single applicant or £75,000 for joint applicants is required. No minimum income for any of our BTLs, HMOs or MUFBs, applicants must be able to support rental voids and their living expenses.
Other committed income/ assets/drawdown sources	These can be considered on an individual basis. Please contact us to discuss.
Parental Leave including Adoption Leave	Last payslip prior to leave and an employers letter that needs to confirm return to work date, salary, hours and no changes to terms and conditions. Sufficient income/savings to cover any reduction in income during leave period required if not returning within 3 months.
Pension - Defined Benefit/ Final Salary	Accepted. 100% of current level being received or if not yet drawn proof of eligibility to draw and we will use the amount left assuming the maximum tax free lump sum is taken.
Pension - SIPP	Accepted. 5% of the current fund value. Must be over 55 years old. Maximum term of 20 years. The value of any individual properties held within a SIPP will be excluded from the fund value.
Pension State	Accepted. 100% of current level being received or if deferred the amount stated they can draw on last annual update.
Rental Allowance	Not accepted.
Rental Income	Not accepted to support Top-Slicing BTL applications. This should be excluded when keying the online application.
Second Job	Accepted – 100% if 6 month track record of working two jobs and sustainable.
Self-Employed	Sole Traders, Limited Company Shareholders and Partners Accepted. Applicants classed as self employed if own more than 25% of a limited company. 2 years trading is required with a minimum of 2 years finalised figures. The self employed income used for the application will be the maximum of the average last 2 or 3 years, which ever is the higher.
Self-Employed - Limited Company Directors	Profit before taxation plus directors remuneration can be considered for affordability if 100% of shareholders are on the mortgage and sustainability of the business can be confirmed. Director's remuneration plus average dividend for last 2 or 3 years is used for affordability where there is less than 100% ownership. A Metro Bank Accountants Certificate or 1/2 years full company accounts submitted and registered with Companies House or 2/3 years tax calculations and overview with a covering letter from the verified accountant and the latest business Bank statement dated within the last 30 days are required.

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Mortgage Lending Criteria - BTL *(continued)*

EMPLOYMENT/INCOME (CONTINUED)	
Self-Employed - Partner in LLP	Where firm is a national large recognised LLP we can use Current Drawings and Partnership Profit Share, with no minimum time working within the LLP assessed on a case by case basis. Letter from CFO/Financial Director confirming when became an equity partner, percentage ownership, current drawings and the partnership profit share they would have earned at that level of ownership for the last 2 years. Income used will be current drawings and latest years profit share.
Self-Employed - Partnerships	Profit from Partnership used for affordability. A minimum of 2 years trading required with 2 years fully submitted figures. We will use an average of the last 2 or 3 years figures (whichever is the higher) for affordability. The latest months business bank statements dated within the last 30 days and Metro Bank Accountants Certificate, 1/2 years full partnership accounts or 2/3 years partnership tax returns required.
Self-Employed - Sole Traders	Profit from Self-Employment used for affordability. A minimum of 2 years trading is required we will use the average of the last 2 or 3 years (which ever is higher) for affordability. The latest months business bank statements dated within the last 30 days and Metro Bank Accountants Certificate or 2/3 years Tax Calculations with accountants letter or 2/3 years SA100 (tax returns) with Inland Revenue mark required (where no accountant is used).
Self-Employed Accepted Accountant Qualifications	Main accountants' qualifications accepted. These apply when using profit before tax, a Metro Bank Accountants Certificate or a covering letter is required from the accountant. - Institute of Chartered Accountants England & Wales - Institute of Chartered Accountants Scotland - Chartered Institute of Management Accountants - Association of Chartered Certified Accountants - Chartered Institute of Public Finance and Accountancy - Institute of Financial Accountants - Association of Accounting Technicians
Stipend Income	Not accepted.
Supply Teachers	Accepted if over 3 years. Average of last 3 years income used for affordability.
Time in Employment	We require a minimum of 6 months continuous employment history. Can consider less than 6 months if gap relates to career breaks and/or parental leave. Will need to demonstrate an established career history which includes 6 months total employment. Demonstrated by way of P60(s) and Pay slip(s).
Trust Income	Accepted, must be guaranteed for term of mortgage and evidenced through Trust Deed, Trust Accounts and Investment Portfolio Reports showing underlying assets.

CREDIT HISTORY	
CCJs	No CCJs registered in last 3 months. Max £1,500 CCJs registered within last 36 months (satisfied and unsatisfied combined).
Defaults	No Defaults registered in last 3 months. Max £1,500 Defaults registered within last 36 months (satisfied and unsatisfied combined).
Missed Mortgage or Secured Loan Payments	No missed payments in the past 3 months. Max status 2 in last 36 months.
Unsecured Arrears	No missed payments in the past 3 months. Accounts that have reached 6 months in arrears will be assessed under our defaults criteria.
Communication and Utility arrears and defaults	No maximum but may impact Credit Score.

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Mortgage Lending Criteria - BTL *(continued)*

CREDIT HISTORY (CONTINUED)	
Debt Management Plan Arrangement to Pay Debt Collection	Satisfied.
IVA/Protected Trust Deed	Must have been satisfied more than 3 years.
Bankruptcy/Debt relief	Must be discharged and order registered more than 6 years prior to the application.
Property Repossession	Accepted if older than 6 years at the time of application.
Payday Loans/Short Term Lending	No evidence of payday lending in the last 12 months, subject to Underwriter review. Payday lending and past-term bridging finance are not accepted.
Scoring	All applications are subject to credit score-carding referenced against credit agency.

COMMITMENTS/DEBT	
BTLs in Background	Non Portfolio BTL - Self financing, the latest months bank statements dated within the last 30 days showing mortgage payments and rent received. Portfolio BTL - overall portfolio needs to fit on Metro Banks stress calculation of 5.5%. Properties in personal name are counted at 140%, and in Limited Company BTL name at 125%. Top Slicing on the portfolio is available for Non-Limited Company BTL's only. Refer to Top Slicing policy.
Childcare and School Fees	If Top Slicing the taken as commitment.
Credit Cards	If Top Slicing then deducted as a commitment at 3% of outstanding balance if to remain.
Debt to Income Ratio	No limit applied.
Debt to Remain	If Top Slicing any debts remaining on completion are deducted as a commitment. Any debts with less than 3 months to run can be ignored.
Pension Payments	Not taken as a commitment.

PROPERTY	
Adapted Properties	Subject to surveyor's comments on future saleability. Heavily Adapted Properties will not be accepted.
Agricultural Ties	Not accepted.
Annex	Properties with annexes are acceptable provided that the annexe is in keeping with the property and the valuer confirms that the security is suitable security for a Buy-To-Let mortgage. Annexes must be used as intended for the property and not separately let. The valuer to confirm marketability of standard families not just investors. Properties with separate utilities are not accepted, those with a second council tax can be considered subject to above.
Assignment of Contract	Not accepted.
Balcony Access	Accepted subject to surveyor's comments.
Bed & Breakfast	Not accepted.
Cast in Situ Concrete	Accepted, such as Wimpey No-Fines & Laing Easiform subject to surveyor's comments.
Commercial Property - near or adjacent to	Accepted - subject to surveyor's comments that the property and location does not adversely affect saleability.

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Mortgage Lending Criteria - BTL *(continued)*

PROPERTY (CONTINUED)	
Common Hold	Not accepted.
Concrete - Large Panel System (LPS)	Concrete Large Panel System construction is unacceptable.
Concrete - Prefabricated Reinforced Concrete (PRC)	Accepted subject to valuer comments, unless previously classified as Defective. Please refer to the Defective section for more information.
Contaminated Land	Not accepted.
Deck Access	Accepted subject to surveyor's comments.
Defective	Not accepted. Properties defective under the 1984 Housing Act are not accepted whether repaired or not: Airey Boot Boswell Cornish Unit (1) Cornish Unit (2) Dorran (1) Dorran (2) Dyke Gregory Myton (1) Myton (2) Newland (1) Newland (2) Orlit Parkinson Reema Hollow Panel Schindler & Hawksley SGS Smith Stent Stonecrete Tarran Tarran (2) Underdown Unity & Butterley (1) Unity & Butterley (2) Waller Wates Wessex (1) Wessex (2) Winget Woolaway
Energy Performance Certificate	Required confirming that an energy performance indicator of no less than E is in place (applicable to properties located in England & Wales only).
EWS1 Guidance	We rely upon the professional opinion of our panel surveyor to identify if a property identifies the presence of any aluminium composite material, or potentially combustible cladding/fire safety concerns. If this is the case then an EWS1 form will be required. The EWS1 form will need to be prepared by a suitably qualified independent professional advisor who is a member of one of the professional body approved by the Ministry of Housing, Communities and Local Government (MHCLG) and provided by the building owner/agent. Solicitor to provide a fully completed EWS1 form (of an A1, A2 or B1 rating) completed by an appropriate signatory (see the RICS website for a list of relevant professional bodies for completion of a EWS1 form). If the signatory is not on the FIA portal then Metro Bank also require a covering letter from the signatory confirming the information contained in the EWS1 form. This information must be provided to Metro Bank for consideration and approval prior to completion.

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Mortgage Lending Criteria - BTL *(continued)*

PROPERTY (CONTINUED)	
Ex Local Authority	Houses accepted. Flats accepted subject to a maximum number of storeys in the block of 6. Balcony/Deck access accepted subject to surveyor's comments.
Flat Roof	Accepted subject to valuers comments.
Flats - Maximum Number of Floors	No maximum except Ex-Local Authority where the maximum is 6. If the building has more than 4 storeys it must have a lift. Accepted at standard LTVs.
Floor Area	Minimum Gross Internal Area of 30m2.
Flying Freehold Freehold Flats/Coach Houses	Maximum 20% of total floor area can be on a flying freehold. Not accepted or where the Leaseholder 'or an associated party' also controls the freehold. This includes where the ownership of the freehold is through a Limited Company. Share of freehold accepted as long as in line with number of flats in the block. Such as if 25% share is owned and there are 4 flats in the block this is acceptable. If over 25% of the freehold is owned and there are 4 flats in the block this is not acceptable.
Ground Rents	New builds/conversions must have an initial minimum lease term of 125 years. The maximum initial ground rent should initially be no more than 0.25% of market value; For Leases granted after 30 June 2022, ground rent must be "peppercorn", in line with the Leasehold Reform (Ground Rent) Act 2022. The ground rent must not be reviewed less than every 10 years. The ground rent must only be reviewed in line with the RPI or equivalent. Event fees can only be based on the reasonable administration costs incurred.
Holiday Lets	Not accepted.
Holiday Letting (AirBnB)	Not accepted.
Inherited Properties	Property still in deceased name: treat as a purchase with inherited share used as deposit. Solicitor to confirm details of inheritance. If property in applicants name: treat as remortgage, capital raising for reason other than paying off other inherited parties is not accepted during the first 6 months of ownership. Valuation used will be the lower of interitance valuation or our mortgage valuation.
Japanese Knotweed	Category D (Report) - Acceptable. Japanese Knotweed was not seen on this property, but it can be seen on a neighbouring property or land where it was within 3 meters of the boundary. Category C (Manage) - Acceptable. Japanese Knotweed was identified within the boundaries of this property, but it is not causing visible, material damage to the structure and is not likely to prevent access to or restrict use of amenity space. Category A and Category B (Action) - Unacceptable unless appropriate treatment plan provided by a company affiliated to either the Property Care Association Invasive Weed Group or the Invasive Non-Native Species Association (INNSA) in place. The treatment plan must be paid for in full prior to Metro Bank releasing funds and benefit from a 5 year warranty/insurance backed guarantee.
Kitchens (More than One)	Accepted, subject to surveyor's comments, if in annex or in keeping with the property and let on one tenancy, otherwise not accepted.
Leased Solar Panels	Accepted subject to the following conditions: - Solar Panel provider is on the MCS accreditation register. - Solar panel provider a member of Code of Practice for the Renewable Energy Sector. - Solar panel provider has signed the UK Finance template letter. Solicitor to: 1) confirm that the solar panel provider is on the MCS accreditation register 2)confirm that the UK Finance Lenders Handbook conditions relating to solar panel providers are satisfied.

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Mortgage Lending Criteria - BTL *(continued)*

PROPERTY (CONTINUED)	
Leasehold	85 years unexpired term on lease at the point of application (125 years for new build). Applications which include extensions to the lease length on completion considered.
Listed Buildings	Grade I, II* and II (A, B and C in Scotland) accepted - subject to full valuation and surveyor's comments.
Live/Work Units	Not accepted.
Location of Lending	England, Wales and Scotland. For Scotland we will not lend in the following postcodes: Western Isles (HS) Highlands (KW & ZE) We currently do not accept transcripts.
Mineshafts	Not accepted where there is an uncapped mineshaft that affects the property.
Modern Methods of Construction	Accepted - subject to: Planning and building regulation compliance. An acceptable building standards warranty scheme being available. Buildings insurance being obtainable under normal terms. A minimum design life of 60 years as confirmed by a British accredited body (i.e. BRE, BOPAS). Saleability confirmed by the surveyor. Being situated in a suitable location as defined by the surveyor.
New Build definition	Property built/converted in last 12 months (based on completion certificate) and being occupied for the first time.
New Build - Flat	Maximum 80% LTV.
New Build - House	Maximum 80% LTV.
New Build Incentives	Builder Incentives accepted up to 5% of the purchase price. Builder incentive can include builders gifted deposit, white goods, carpets and curtains, cashback, legal fees and a contribution towards stamp duty.
New Build warranties/ guarantees	Properties that have been built or converted in the last 10 years require suitable warranties/guarantees to be in place. Acceptable Warranties: ABC+, Advantage Warranties, Ark Latent Defects Insurance, Build Assure, Build Zone, Building Life Plan, Checkmate Castle, Compariqo, Global Home Warranties, Homeproof / Titan (formally Aedis Warranties), International Construction Warranties, LABC - New Home Warranty, NHBC, One Guarantee, Premier Guarantee, Protek, The Q Policy. https://lendershandbook.ukfinance.org.uk/lenders-handbook/englandandwales/question-list/1913/
Non Habitable Condition	Not accepted - property has to be secure; structurally sound; insurable; have a working kitchen with running water, storage and ability to heat food; have a working bathroom with working lavatory, sink and ability to shower or bath and subject to surveyor's comments.
Non Rentable Condition	Not accepted.
Own Limited Company Purchase	Not accepted.
Property owned as Tenants in Common	Not accepted.
Property owned in Trust	Not accepted.
Remortgage within six months.	Not accepted.
Restrictive Covenants/Title	Not accepted.
Right To Buy/Right to Acquire	Not accepted. Or during pre-emption or right of refusal period.

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Mortgage Lending Criteria - BTL *(continued)*

PROPERTY (CONTINUED)	
Self Build	Not accepted, unless completed and covered by a suitable structural new build warranty. Land would need to have been owned for at least 6 months.
Single Skin	Not accepted.
Shared Equity/Ownership	Not accepted unless staircasing to 100% ownership.
Steel Framed	Accepted, subject to a structural report from a suitably qualified engineer (MICE, FICE, MIStructE, FIStructE) or a Chartered Building Surveyor (MRICS, FRICS) is required to confirm if it is of an acceptable standard for mortgage purposes and surveyor's comments on marketability and the suitability of the security for mortgage lending.
Studio Flats	Accepted subject to meeting minimum floor area and surveyor confirming sufficient demand.
Thatched Roof	Accepted, subject to surveyor's comments.
Timber - Framed	Accepted, with durable outer leaf, subject to surveyor's comments on marketability and the suitability of the security for mortgage lending. Properties which are all timber are not acceptable.
Under Pinned	Properties underpinned in the last 10 years are not accepted unless covered by a 20 year guarantee.
Valuations	A valuation will be required for each application. Property must have a sustainable demand for owner occupation. Properties that are considered to appeal only to investors are not considered suitable. Please refer to our website for more information on Valuations including fee scale.

HMO	
HMO	We allow houses or flats let to three to six occupants, forming more than one household and sharing communal facilities. Properties where the occupants could exceed six, will not be accepted.
HMO Licence	Where a licence is required, the solicitor must confirm: - For remortgage, a licence dated within last 5 years - For purchase or Let to Buy, an application for the licence has been made
JBSP	Not accepted.
Landlord Experience	Minimum 1 year BTL experience required.
Limited Company BTL	Accepted.
Loan to Value	75% (70% for loans more than £1m).
Maximum number of APT's / Occupants	6
Occupants	Student lets & occupants on benefits can be considered where the surveyor confirms there is demand for owner occupation.
Planning/Article 4	Appropriate planning consent needed - C4 (HMO) or C3 with permitted development rights. Article 4 areas can be accepted providing the necessary planning permission to operate as a HMO and the surveyor confirms the property could easily be converted and sold as a family home.
Second Homes / Holiday Homes	Not accepted.
Top Slicing	Not accepted.
Valuation	Physical Valuation only. Capital valuations performed on a BTL comparable basis, and not Investment Valuations. Property must be sale-able as and have a market as a single-family home, valuation figure will reflect this market. Rental income to reflect the income expected from the property on a multiple occupancy basis.

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Mortgage Lending Criteria - BTL *(continued)*

MUFB	
EPC	EPC needed per unit.
Floor area	Minimum gross internal area of each individual unit of 30m2.
JBSP	Not accepted.
Landlord Experience	Minimum 1 year BTL experience required.
Limited Company BTL	Accepted.
Loan to Value	75% (70% for loans more than £1m).
Maximum number of units	6
MUFB	A complete, single block containing between 2 and six self-contained flats, each with its own entrance, kitchen and bathroom. Each unit should be let on a separate APT, on single household basis (not HMO). Each unit must be suitable be for sale individually and meet all policies and regulations applicable to single, standard BTL properties.
Occupants	Student lets & occupants on benefits can be considered where the surveyor confirms acceptable security.
Second Homes / Holiday Homes	Not accepted.
Suitable security	Must have strong rental demand where each unit must be sale-able as an individual unit (Separate utilities, services etc.)
Tenancy	Let per unit on separate APTs. None of the units to be let on a HMO basis.
Tenure	The block must be owned under a freehold title and should have no individual unit subject to a long leasehold.
Top Slicing	Not accepted.
Valuation	Capital valuation will reflect the market value of the property as a complete freehold block. Rental income will be the sum of the rent expected from each of the individual units.

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