



Our guide for portfolio landlords



For more information visit [skipton-intermediaries.co.uk](https://www.skipton-intermediaries.co.uk)



Our BTL Portfolio criteria

Key criteria:

For Landlords with 4 or more BTLs (on completion of the current application), the below Portfolio Landlord criteria applies:

- Minimum earned income of £45k, (or £60k combined for joint applications), rental income may be included in the total (as evidenced by SA302s).
- Affordability stressed at 145% @ 7.60% (or 6.29% if the product is fixed at 5 years or more).
- Completion of our portfolio cash flow document is required for all Portfolio Landlord cases, this can be found [here](#).
- We require Portfolio Landlords to have a minimum of two years current BTL experience. On joint applications at least one applicant should have two years minimum BTL experience.
- A maximum total portfolio LTV at point of underwriting at 75%.
- No more than three properties in any one postcode.
- We will only lend where the BTL is held in the individual's name (not to a limited company).
- The maximum term is 40 years (or 25 years if there is any element of Interest Only).

We continue to offer:

- ✓ lending up to 75% LTV on BTL properties.
- ✓ lending on portfolios of up to 10 properties (maximum of five mortgaged with Skipton).
- ✓ a maximum total lending of £3 million on all properties with Skipton.
- ✓ a maximum individual loan of £1.5 million.
- ✓ no charge for a mortgage valuation where the property is worth less than £1.5million on all BTL applications (purchase and remortgage).
- ✓ Additional Borrowing available - minimum loan amount of £10k for "Non-Green" and £5k for "Green" (subject to product availability).

Additional documents

In addition to our standard BTL application submission, we'll need the following documents as part of the application:

- Where rental income is included in the landlord's income figure, please provide 2 years' SA302s for this to be verified.
- Our cash flow document, which requires a signature from your client and is available on our website. [skipton-intermediaries.co.uk](https://www.skipton-intermediaries.co.uk)

How will we recognise your client's portfolio BTL requirements?

We've introduced a series of questions on our eMortgages system, which will automatically recognise portfolio landlords and amend the minimum submission requirements accordingly.

We'll also require some additional information in relation to the existing BTL properties that form the portfolio (under Section 8 of the Decision in Principle).

These additional questions will enable our underwriters to assess and validate the information provided. It is therefore important that this is accurate as discrepancies may delay the application.

* Value of Property	<input type="text" value="125000.00"/>
* Year the property was originally let out	<input type="text" value="2010"/>
* Property Type	<input type="text" value="Terraced House"/>
* Purpose of Property	<input type="text" value="Please select..."/>
* Number of Bedrooms	<input type="text" value="3"/>

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Visit us [skipton-intermediaries.co.uk](https://www.skipton-intermediaries.co.uk)



Find your local BDM [here](#)



Call **0345 601 6683**

8:30am - 6pm Monday to Thursday, 8:30am - 5:30pm Friday.



Web Chat

8.30am - 6pm Monday to Thursday, 8.30am - 5.30pm on Friday and 9am - 12pm on Saturday.