

Key features

Max loan to value	75%
Rate	From 4.99% pa
Fixed term	2 – 5 years
Arrangement fee	From 1.0 – 2.5%
Procuration fee	From 0.8 – 2%
Early repayment charge	3%
Minimum property value	£200,000
Interest cover ratio	From 100%

Existing and experienced landlords can take advantage of our new rates from 4.99%, launched early in 2018.

Terms are flexible and will be quoted in your client's application in principal.

The big print

Clients we can help:

- Foreign nationals, expats, first time buyers and landlords, complex company structures, adverse considered, portfolio landlords
- No limits on number of properties in a portfolio
- Auction purchases, semi-commercial, HMOs, new builds

Benefits:

- No minimum income requirement
- Rental shortfalls and top slicing accepted
- Option to add the arrangement fee on some products

Other details

- We can only provide first charge loans on this product
- These loans can only be used on residential investment properties, so you can't occupy the property
- We are flexible with the interest, you can choose to service it (with proof of how you can) or we can retain it
- Some fees can be added or deducted to or from the loan advance and others are payable up front. We will tell you exactly what fees are required to be paid on each loan
- We'll value the property on a 180-day open market valuation basis and base our maximum lending on this figure
- We'll lend up to 85% of purchase price if clients have agreed a discount



How to apply

Fill out the enquiry form online at octopusproperty.com

We will review your enquiry and revert within hours to discuss our loan proposal

0800 294 6850

sales@octopusproperty.com

33 Holborn, London, EC1N 2HT

octopusproperty.com

Why us

Our clients come to us because we apply a common-sense approach to loan underwriting, even if they may not 'tick all the boxes' for high street lenders. We lend at a level that allows borrowers to maximise the returns in their buy to let portfolio, while also supporting further property purchases.

**Speed, flexibility and certainty.
It's what we do best**