TITLE: Fleet Mortgages – Case Study: Portfolio Landlord

2021 presents many possibilities for property investors to diversify their portfolios, especially with the storm of supply and demand pushing the average house price and increasing rental yields.

The many emerging hotspots across the UK only increase the opportunities for investors, offering affordable prices and promising growth for the coming years.

Fleet Mortgages is a specialist Buy to Let lender based in Fleet, Hampshire. Lending exclusively through the intermediary sector, we offer Buy to Let mortgages for residential landlords as well as limited companies and those seeking finance for HMOs and Multi Unit Freehold Blocks. Our rental cover calculations mean that, if required, applicants can often borrow more from us. We don’t stress test background portfolios and always strive for 24 hour turnaround times.

**Here are some of our unique selling points:**

• Rental Calculations – Starting at 125% @ 3.44%, available for all rate taxpayers

• Day 1 re-mortgages – we will lend against the new property value if significant works have been completed.

• Up to 10 self-contained units in one freehold title

• 2 self-contained units under one title qualifies for our standard products

• Properties next door are acceptable

• Free/discounted valuations on all standard and Limited Company cases (Not HMOs or MUFBs)

• Tracker rates starting from 3.30% with no ERCs

• Minimum income £15k (Minimum income 25k for first time landlords)

**This is how we have helped one of our brokers and their clients:**

**Consultant Opportunity:**

* A consultant has a number of higher rate tax payer clients and/or Landlord clients with more than 4 BTL’s and they either want to purchase properties in sole name OR capital raise.

**Consultant challenge:**

* Finding a lender who does not work off affordability, debt to income and higher ICR’s.

**Fleet’s solution:**

* Fleet Mortgages rental calculations are 125% at pay rate on ALL 5 year products/125% @ 5.5% on ALL 2 year products
* Fleet Mortgages do not take into account the debt to income ratio
* Fleet Mortgages do not stress test the background portfolio
* Fleet Mortgages do not carry out any background affordability checks
* Fleet Mortgages do not require sight of AST’s, business plans or cashflow projections

With our speedy 24 hour turnaround times, this was a quick and simple transaction for both the adviser and customer.

[Click here to visit our website](http://www.fleetmortgages.co.uk)

[Click here to take a look at our products](https://www.fleetmortgages.co.uk/wp-content/pdf/product-guide.pdf)

[Click here to see our criteria](https://www.fleetmortgages.co.uk/wp-content/pdf/criteria-guide.pdf)