PRODUCT GUIDE
JUNE 2026

quantum mortgages

COMMON SENSE BUY TO LET
FOR WHEN THE HIGH STREET SAYS NO

- Day 1 Remortgages
- No Maximum Age
- Portfolio Landlords
- Ltd Companies & LLP's
- HMO & MUB's unlimited rooms/units
- Up To 4 Applicants
- Above/Adjacent to Commercial
- Student Lets
- Ex-Local Authority
- No Minimum Income
- Studio Flats below 30sqm
- Adverse Credit
- Holiday Lets
- Parental and Family Gifted Deposits
- New & Trading Companies
- Director & Intercompany Loans

MORE FLEXIBILITY FOR LANDLORDS

MORE FLEXIBILITY ON PROPERTIES

MORE FLEXIBLE LENDING

This document was last updated on the 03/06/2026 - v92_BB28CATJUNE26

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Rates & Fees

Stress Rates for ICR

Tracker Rates	2yr	5yr	7yr	Background Portfolio
Pay rate + 2% (min 5.5%)	Pay rate + 2% (min 5.5%)	Pay rate	Pay rate	6%

ICR Calculations

Basic Rate Tax Payer	Higher Rate Tax Payer	Limited Company	Background Portfolio	£ for £ Remortgage	Ex Pat & Foreign National
125%	145%	125%	100%	*100%	**145%

*Minimum of 2 years clear mortgage history at underwriters discretion
**If you are a UK Basic rate tax payer, you maybe assessed using an ICR of 125%

Valuation Fees

Please note, all fees quoted are to be used as a guide only. Fees may change depending on Valuation providers.

Purchase Price/Value	Single Unit	Multi-Unit	Specialist / QML Pro / QML + / Larger Loans	Ex Pat /Foreign National	HMO/MUFB Over 6 bedrooms
To £100,000	£179	£475	£318	£475	£1,014
£150,000	£199	£475	£318	£475	£1,014
£200,000	£219	£495	£354	£495	£1,014
£250,000	£239	£510	£414	£510	£1,014
£300,000	£269	£565	£414	£565	£1,014
£350,000	£294	£620	£474	£620	£1,134
£400,000	£319	£620	£474	£620	£1,134
£450,000	£349	£675	£534	£675	£1,254
£500,000	£379	£675	£534	£675	£1,254
£600,000	£489	£755	£654	£755	£1,374
£700,000	£589	£805	£714	£805	£1,494
£800,000	£654	£890	£774	£890	£1,614
£900,000	£714	£965	£834	£965	£1,734
£1,000,000	£829	£1,035	£954	£1,035	£1,854
£1,500,000	£1,225	£1,435	£1,494	£1,435	Refer
£2,000,000	£1,625	£1,835	£1,794	£1,835	Refer

Application & Arrangement Fees

Application fee £199. Pre offer product switch available for a fee of £499. Arrangement Fees chargeable from 2.25%. For loans under £100,000, some ranges will have minimum arrangement fees. Please check product ranges for more detail. Arrangement fees can be added to the loan.

Packaging Requirements

Full background portfolio details to include full address, property value, rental income / value, mortgage lender (if applicable), mortgage balance and monthly mortgage payment. Applicants own spreadsheet accepted

ID, evidence of Income and Bank Statements not required where the applicant agrees to the use of Electronic ID verification and Open Banking to verify Income. Where the applicant does not agree to Open Bank the latest payslip & P60 or latest Online tax assessment will be requested plus the last 3 months Bank Statements

Ex Pats & Foreign nationals: Last 3 Month payslips plus copy of contract if employed or last years tax return if self-employed. 3 months personal bank statements. Evidence of deposit. QM panel solicitor to be instructed on a dual or sole basis

Valuations

All open market valuations will be carried out on a comparable evidence basis (Bricks and Mortar), except where the property is a complex HMO or MUFB, in which case an investment valuation can be considered. On Large loan and First Time Buyer ranges, a full investment valuation can be used on HMOs where a HMO license is in place.

N.B. Valuation Fees quoted are for properties up to 6 bedrooms and no commercial usage. Fees for properties over 6 bedrooms or where there is any element of commercial use are available on request. Fee scales are at the valuers discretion and may vary. They should be treated as a guide only.

Valuation Fees for the Specialist and QML Pro range are for single unit properties only. Fees for all other properties on these ranges are available on request. A specialist Valuer will be instructed (at the borrower's cost) for any non standard properties, if there are any unusual aspects of the property that is not clear from the information provided on the application that may prevent it from being valued as 'standard', please inform us at the start of the application process, in the property notes section or upload a document providing details. Examples of this are short leases or BTL Investor led developments.

Green Boost
+2% LTV to cover the cost of updating single unit properties to energy efficient homes (not available for QML Pro products)

Single Units

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UK Resident Individuals & Ltd Co SPV

Rate Type	Arrangement Fee	Up to 65% LTV	Up to 75% LTV	Up to 80% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%	6.24%	6.34%	6.64%	BOE + 4.5%	2/1%
5 Year Fixed	2.25%	6.24%	6.34%	6.64%	BOE + 4.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%	5.74%	5.74%	N/A	BOE + 4.5%	5/4/3/2/1%
2 Year Discount Tracker	3.05%	BOE + 2.69%	BOE + 2.74%	N/A	BOE + 4.5%	1%/1%
Lifetime Tracker	2.80%	BOE + 3.75%	BOE + 3.80%	N/A	N/A	None

Rate Type	Arrangement Fee	75% LTV	Reversion Rate	ERC	Incentive
5 Year Fixed Cash Back Remo	2.99%	6.34%	BOE + 4.5%	5/4/3/2/1%	1% of loan cash back. £99 app fee.
5 Year Fixed Cash Back Ltd Edition Remo	5.99%	5.74%	BOE + 4.5%	5/4/3/2/1%	1% of loan cash back. £99 app fee.
2 Year Fixed Remo Only	2.25%	6.34%	BOE + 4.5%	2%1%	£99 app fee.

Green LTV Boost 2	2.25%	6.60% 2 year fixed for 81% or 82% LTV	BOE + 4.5%	2/1%
Green LTV Boost 5	2.25%	6.60% 5 year fixed for 81% or 82% LTV	BOE + 4.5%	5/4/3/2/1%

Single Unit	Maximum Loan	Maximum Loan (by area)
82% LTV (Green mortgage only)*	£500,000	N/A
80% LTV	£500,000	N/A
75% LTV	£750,000	£1,000,000 within southern area postcodes
70% LTV (Remo Only)*	£1,500,000	N/A
65% LTV	£1,500,000	£2,000,000 within southern area postcodes

£ for £ Remortgages

- As per our criteria, the loan must be a pound for pound remortgage (no additional borrowing except remortgage fees) and the loan we are remortgaging must have 2 years clean payment history
- This remortgage product will refund the valuation fee (up to a maximum of £1000)
- ICR calculation of 100% up to 70% LTV

Minimum Loan

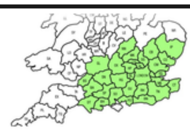
£100,000

Minimum Property Value

£125,000

Maximum Loan

- £1.5 Million to 65% LTV (£2,000,000 within southern area postcodes)
- £1 Million to 75% LTV for properties in Southern area postcodes that qualify
- £750,000 up to 75% for properties outside this area
- £500,000 to 80% LTV (82% Green Mortgages Only)



Landlord Experience

Applicant 1 is required to hold 1 existing BTL property, with a minimum of 1 yrs market experience

Property Considered

- Standard Leasehold Flats up to 80% LTV (capital raising for any legal purposes)
- New build flats up to 75% LTV - regardless of number of storeys
- Leasehold properties - Minimum of 35yrs remining at the end of the mortgage term
- Converted, purpose-built and studio flats above 30sqm
- Freehold houses in Northern Ireland
- BTL Investor led developments

Ex Local Authority

- Maximum of 5 floors
- Minimum value of £200,000
- No deck access
- At least 50% of the properties are owner occupied*
- Valuer to confirm the property is suitable security and, in an area where demand is not falling

***To check percentage of owner occupied please visit: Streetcheck, enter your postcode and click on 'Housing'**

Lending Area

England, Wales & Northern Ireland

Solicitor Information

All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee:
- Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society
- Hold a relevant accreditation
- Have at least 3 partners in the practice

Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). **Register here**

Multi Units & HMOs

UK Resident individuals & Ltd Co SPV, HMO & Multi Unit properties up to 6 rooms/units

Rate Type	Arrangement Fee	Up to 65% LTV	Up to 75% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%	6.29%	6.39%	BOE + 5.5%	2/1%
5 Year Fixed	2.25%	6.29%	6.39%	BOE + 5.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%	5.79%	5.79%	BOE + 5.5%	5/4/3/2/1%
2 Year Discount Tracker	3.05%	BOE + 2.79%	BOE + 2.89%	BOE + 5.5%	1%/1%
Lifetime Tracker	2.80%	BOE + 3.89%	BOE + 3.94%	N/A	None

Rate Type	Arrangement Fee	75% LTV	Reversion Rate	ERC	Incentive
5 Year Fixed Cash Back Remo	2.99%	6.39%	BOE + 5.5%	5/4/3/2/1%	1% of loan cash back. £99 app fee.
5 Year Fixed Cash Back Ltd Edition Remo	5.99%	5.79%	BOE + 5.5%	5/4/3/2/1%	1% of loan cash back. £99 app fee.
2 Year Fixed Remo Only	2.25%	6.39%	BOE + 5.5%	2%1%	£99 app fee.

Multi-Units & HMOs	Maximum Loan	Maximum Loan (by area)
75% LTV	£750,000	£1,500,000 within southern area postcodes
70% LTV (£ 4 £ Remo Only)	£1,500,000	N/A
65% LTV	£1,500,000	£2,000,000 within southern area postcodes

£ for £ Remortgages

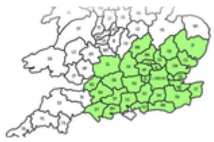
- As per our criteria, the loan must be a pound for pound remortgage (no additional borrowing except remortgage fees) and the loan we are remortgaging must have 2 years clean payment history
- This remortgage product will refund the valuation fee (up to a maximum of £1000) and comes with a 2.5% arrangement fee
- ICR calculation of 100% up to 70% LTV

Minimum Loan

£100,000

Maximum Loan

- £1.5 Million to 65% LTV £2,000,000 within southern area postcodes
- £1.5 Million to 75% LTV for properties in Southern area postcodes that qualify
- £750,000 to 75% LTV for properties outside this area



Landlord Experience

Applicant 1 is required to hold 1 existing BTL property, with a minimum of 1 yrs market experience

Property Considered

- Multi Unit Freehold Blocks up to 6 units held under a single freehold title (any size unit)
- Multi Unit Freehold Blocks up to 6 units where utilities are shared, the LTV will be restricted to 65%
- HMO's up to 6 rooms – license required where the Local Authority demands it
- HMO's up to 6 rooms – maximum 6 tenants with individual APTs
- HMO's & MUB's with any units under 30sqm - VAS valuation is required
- HMO's & MUB's available up to 75% LTV & no requirements for landlords to own another HMO
- Holiday Lets/Air BnB
- Freehold houses in Northern Ireland

Lending Area

England, Wales & Northern Ireland

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Holiday Lets (inc in Multi Units & HMOs range)

UK Resident individuals & Ltd Co SPV, HMO & Multi Unit properties up to 6 rooms/units

Rate Type	Arrangement Fee	Up to 65% LTV	Up to 75% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%	6.29%	6.39%	BOE + 5.5%	2/1%
5 Year Fixed	2.25%	6.29%	6.39%	BOE + 5.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%	5.79%	5.79%	BOE + 5.5%	5/4/3/2/1%
2 Year Discount Tracker	3.05%	BOE + 2.79%	BOE + 2.89%	BOE + 5.5%	1%/1%
Lifetime Tracker	2.80%	BOE + 3.89%	BOE + 3.94%	N/A	None

Rate Type	Arrangement Fee	75% LTV	Reversion Rate	ERC	Incentive
5 Year Fixed Cash Back Remo	2.99%	6.39%	BOE + 5.5%	5/4/3/2/1%	1% of loan cash back. £99 app fee.
5 Year Fixed Cash Back Ltd Edition Remo	5.99%	5.79%	BOE + 5.5%	5/4/3/2/1%	1% of loan cash back. £99 app fee.
2 Year Fixed Remo Only	2.25%	6.39%	BOE + 5.5%	2%1%	£99 app fee.

Multi-Units & HMOs	Maximum Loan	Maximum Loan (by area)
75% LTV	£750,000	£1,500,000 within southern area postcodes
70% LTV (£ 4 £ Remo Only)	£1,500,000	N/A
65% LTV	£1,500,000	£2,000,000 within southern area postcodes

£ for £ Remortgages

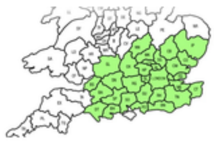
- As per our criteria, the loan must be a pound for pound remortgage (no additional borrowing except remortgage fees) and the loan we are remortgaging must have 2 years clean payment history
- This remortgage product will refund the valuation fee (up to a maximum of £1000) and comes with a 2.5% arrangement fee
- ICR calculation of 100% up to 70% LTV

Minimum Loan

£100,000

Maximum Loan

- £1.5 Million to 65% LTV £2,000,000 within southern area postcodes
- £1.5 Million to 75% LTV for properties in Southern area postcodes that qualify
- £750,000 to 75% LTV for properties outside this area



Landlord Experience

Applicant 1 is required to hold 1 existing BTL property, with a minimum of 1 yrs market experience

Property Considered

- Multi Unit Freehold Blocks up to 6 units held under a single freehold title (any size unit)
- Multi Unit Freehold Blocks up to 6 units where utilities are shared, the LTV will be restricted to 65%
- HMO's up to 6 rooms – license required where the Local Authority demands it
- HMO's up to 6 rooms – maximum 6 tenants with individual APTs
- HMO's & MUB's with any units under 30sqm - VAS valuation is required
- HMO's & MUB's available up to 75% LTV & no requirements for landlords to own another HMO
- Holiday Lets/Air BnB
- Freehold houses in Northern Ireland

Lending Area

England, Wales & Northern Ireland

Solicitor Information

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Specialist

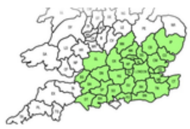
UK resident individuals and Ltd Co SPV, HMO and MUFB up to 12 units, flats above or adjacent to commercial premises, semi-commercial properties, deck access flats, studio flats < 30sqm. Leasehold properties in Northern Ireland.

Rate Type	Arrangement Fee	Up to 65% LTV	Up to 75% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%*	6.64%	6.84%	BOE + 5.5%	2/1%
5 Year Fixed	2.25%*	6.64%	6.84%	BOE + 5.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%*	6.24%	6.24%	BOE + 5.5%	5/4/3/2/1%
2 Year Discount Tracker	3.00%*	BOE + 2.99%	BOE + 3.04%	BOE + 5.5%	1%/1%
Lifetime Tracker	2.80%*	BOE + 4.25%	BOE + 4.30%	N/A	None

*A minimum arrangement fee of £2990 is applicable on all Specialist Range Products

Rate Type	Arrangement Fee	75% LTV	Reversion Rate	ERC	Incentive
5 Year Fixed Cash Back Remo	2.99%	6.84%	BOE + 5.5%	5/4/3/2/1%	1% of loan cash back. £99 app fee.
5 Year Fixed Cash Back Ltd Edition Remo	5.99%	6.24%	BOE + 5.5%	5/4/3/2/1%	1% of loan cash back. £99 app fee.
2 Year Fixed Remo Only	2.25%	6.84%	BOE + 5.5%	2%1%	£99 app fee.

Specialist	Maximum Loan	Maximum Loan (by area)
75% LTV	£500,000	£1.5 Million within southern area postcodes £500,000 for properties in Northern Ireland

Minimum Loan	£75,000
Minimum Property Value	£100,000
Maximum Loan	• £1.5 Million for properties in Southern area postcodes that qualify • £500,000 up to 70% LTV for properties outside this area • £500,000 for properties in Northern Ireland 
Landlord Experience	Applicants applying for Specialist properties must own at least 2 Buy to Let properties, with a minimum of 2 yrs market experience Applicants with 1 existing property with a minimum of 2yrs market experience may be considered where the loan is one of the following: ex local authority or semi commercial.
Property Considered	• HMO, MUFB, student lets up to 12 rooms/units • Flats above or adjacent to commercial premises • Flats above/adjacent to food outlets or alcohol sales max 70% LTV • Flats with deck access • Studio flats below 30 sqm • Ex Local Authority developments with under 50% private ownership • Semi commercial units (60% residential & 40% commercial use max & assessed on a standard APT of just the residential units) • Ex local authority flats over 5 floors up to a maximum of 12 • Properties with Flying Freehold
Lending Area	England, Wales & Northern Ireland
Solicitor Information	All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee: • Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society • Hold a relevant accreditation • Have at least 3 partners in the practice Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here

Ex Pat
& Foreign Nationals

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All properties within the single unit, multi unit range and specialist range individuals and Ltd Co SPV, HMO and MUFB up to 12 units, flats above or adjacent to commercial premises, semi-commercial properties, deck access flats, studio flats < 30sqm. All applicants >85 at end of term. Applicants must have a min income of £35,000 GBP equivalent & reside in countries with a BASEL risk score of 6.0 or less and are not on the HMT High Risk Third Country List.

Rate Type	Arrangement Fee	Up to 55% LTV	Up to 75% LTV	Reversion Rate	ERC
2 Year Fixed	2.25%*	7.49%	7.79%	BOE + 5.5%	2/1%
5 Year Fixed	2.25%*	7.49%	7.79%	BOE + 5.5%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%*	7.19%	7.19%	BOE + 5.5%	5/4/3/2/1%
2 Year Discount Tracker	3.00%*	BOE + 2.99%	BOE + 3.04%	BOE + 5.5%	1%/1%
Lifetime Tracker	2.80%*	BOE + 4.25%	BOE + 4.30%	N/A	None

*A minimum arrangement fee of £2300 is applicable on all Ex Pat and Foreign National loans under £100,000

Please note that applications from foreign national applicants may be declined where, in our reasonable opinion, there exists a significantly elevated risk of war or conflict associated with the applicant's country of residence. QML reserves the right to assess such risks on a case-by-case basis as part of our underwriting procedures.

Ex Pats & Foreign Nationals	Maximum Loan	Maximum Loan (by area)
75% LTV	£750,000	£1,000,000 within southern area postcodes

Minimum Loan	£25,001
Minimum Property Value	£70,000
Maximum Loan	£750,000 (£1,000,000 within southern area postcodes)
Landlord Experience	The applicant must have a UK bank account, property management and at least 1 existing BTL property, with a minimum of 1 yrs market experience for single unit and multi-unit properties, HMO and MUFB up to 6 units. Applicants applying for Specialist properties must own at least 2 Buy to Let properties, with a minimum of 2 yrs market experience for HMO and MUFB 12 units, flats above or adjacent to commercial premises, semi-commercial properties, deck access flats, studio flats < 30sqm.
Property Considered	• HMO, MUFB, student lets up to 12 rooms/units • Flats above or adjacent to commercial premises • Flats above/adjacent to food outlets or alcohol sales max 70% LTV • Flats with deck access • Studio flats below 30 sqm • Ex Local Authority developments with under 50% private ownership • Semi commercial units (60% residential & 40% commercial use max & assessed on a standard APT of both • commercial & residential rental income) • Ex local authority flats over 5 floors up to a maximum of 12 • Properties with Flying Freehold
Lending Area	England, Wales & Northern Ireland
Solicitor Information	All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee: • Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society • Hold a relevant accreditation • Have at least 3 partners in the practice Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here

QML Pro & QML Pro Multi Unit

QML Pro is a more specialist range for properties and circumstances that do not fit the standard Quantum Mortgages criteria.

Rate Type	Arrangement Fee	Up to 55% LTV	Up to 70% LTV	Reversion Rate	ERC
5 Year Fixed	2.99%*	7.84%	8.04%	BOE + 6%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.99%**	7.44%	7.44%	BOE + 6%	5/4/3/2/1%

*A minimum arrangement fee of £2990 is applicable on all QML Pro loans under £100,000
**A minimum arrangement fee of £5990 is applicable on all QML Pro 5 Year Ltd Edition products

QML Pro Mixed Use

Standard construction, semi-commercial units with a minimum 50% residential use. All rental income considered.

Rate Type	Arrangement Fee	Up to 70% LTV	Reversion Rate	ERC
5 Year Fixed	2.25%*	7.34%	BOE + 6%	5/4/3/2/1%
5 Year Fixed Ltd Edition	5.25%***	6.74%	BOE + 6%	5/4/3/2/1%

*A minimum arrangement fee of £2990 is applicable on all QML Pro loans under £100,000
*** A minimum arrangement fee of £5250 is applicable on all QML Pro Mixed Use 5 Year Ltd Edition products

QML Pro	Maximum Loan	Maximum Loan (by area)
70% LTV	£1 Million	£1.25 Million

Minimum Loan	£25,001
Maximum Loan	£1 Million (£1.25 Million for Southern postcodes)
Landlord Experience	At least 1 applicant must own 2 investment properties, with a minimum of 1 yrs market experience
Property Considered	Any property in England, Wales and Northern Ireland not classified as unacceptable and is in a lettable condition can be considered up to a maximum LTV of 70%. At least one applicant must have owned 2 investment properties for a minimum of 1 year and be a UK National, residing in the UK. **QML Pro Mixed Use must be a semi commercial standard construction unit with a minimum 50% residential use.**

Tenancy Accepted	• All tenancy types are acceptable except where there is any element of subletting or an absent freeholder
	  ◦ Standard APT
	  ◦ Holiday let
	  ◦ Corporate Let
	  ◦ DWP
	  ◦ Housing Association
	  ◦ Charity
	• There is no minimum or maximum tenancy term
	• Trading companies are acceptable corporate structures where Personal Guarantees are obtained from all applicants (regardless of the LTV)

Lending Area	England, Wales & Northern Ireland
Solicitor Information	All solicitors acting for Quantum Mortgages must meet the following criteria or be approved by the credit committee: • Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society • Hold a relevant accreditation • Have at least 3 partners in the practice Quantum Mortgages are partnered with Movin Legal (conveyancing comparison portal). Register here

Generic Criteria Guide

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Generic Criteria Guide for all Products	
Min / Max Age	• Min 21 yrs • Max 85 yrs at end of term • Min 18 yrs (Larger Loans and QML+ only) • No maximum age on QML Pro range
Min / Max Term	• Minimum 2 yrs • Maximum 40 yrs
Min Income	• No minimum income subject to an affordability sense check except for Ex Pat or Foreign National – equivalent to £35,000 or higher • Employed income - latest months payslip or Open Banking data • Self Employed income - latest months business bank statement and latest SA302 or Open Banking data • Ex Pat / Foreign Nationals income - last 3 months payslips + copy of contract or last years tax return if self employed
Max Borrower Exposure	• Quantum Mortgages applies an internal limit of £20 million or 50 cases per customer (whichever occurs first). This limit applies across all applications, regardless of whether the applicant is applying individually, jointly or through an SPV. Any customer wishing to exceed this threshold must be referred to Senior Management for approval prior to proceeding. Please contact your BDM in this scenario. • We can now consider large portfolios, where it's split across separate SPV's and no individual SPV has borrowing greater than £5m. i.e. £12 Million portfolio, divided by 3 separate limited companies, with each borrowing £4M. • As a general rule, where a borrower has more than 20 properties, we would typically require third party property management contracts to be in place and/or at least 12 months' history of owning and letting more than 20 properties, together with appropriate confirmation of an acceptable ratio of maintenance contractors to number of properties (typically 1 contractor to 30 properties as a minimum ratio would be considered adequate)
Property Exposure Limit	• Unit with 1 to 10 parts - **Maximum of 3** • Unit with 11 to 20 parts - **Maximum of 4** • Thereafter a maximum of **20%** of any block or postcode
HMO / Multi Units	• Up to 6 rooms/units on multi unit range (12 rooms/units on specialist), max 2 kitchens & be licenced where applicable • VAS valuation required on any HMO/Multi unit under 30sqm • Single and multiple APTs acceptable • Shared utilities up to 65% LTV
New Build Flats	• Acceptable up to 75% LTV where criteria is met. Max 5% builder incentive
Leasehold	• Minimum term remaining of 35 years at end of term
Tenancy Accepted	• Standard APT • Students / multi lets, corporate tenancies for employees • DWP & Housing Association considered where individual tenant is named on tenancy • Corporate lets up to 7 years (passing rent/lease value can be considered)
Limited Companies	• All Directors do not have to be shareholders, but the combined shareholding of the directors on the mortgage application must be 51% or more, either individually or aggregated • Must be a non-trading SPV with sic code 68100, 68201, 68209 or 68320 • Non-director minority shareholders subject to a KYC check • A charge will be registered at Companies House • Not all directors have to sign a personal guarantee - only one director or as many directors as required to reach a combined shareholding of 51% or more • Trading Companies accepted on QML Pro • Northern Ireland SPV's accepted
Southern Postcodes	• Southern area postcodes qualifying for larger loans; - AL, BA, BH, BN, BR, BS, CB, CM, CO, CR, CT, DA, DT, E, EC, EN, GL, GU, HA, HP, IG, IP, KT, LU, ME, MK, N, NN, NW, OX, PO, RG, RH, RM, SE, SG, SL, SM, SN, SO, SP, SS, SW, TN, TW, UB, W, WD, WC.

Generic Criteria Guide

quantum mortgages

Generic Criteria Guide for all Products	
Unacceptable Property Types	**The following properties are deemed to be unacceptable on all ranges:** • 100% Timber construction • Shared ownership properties • Uninsurable properties. • Flats above or adjacent to any outlet which is a danger to health and safety. i.e. petrol stations. • Properties which have ongoing structural issues or have been underpinned within the last five (5) years unless supported by satisfactory guarantees and subject to a Certificate of Structural Adequacy. • Properties requiring underpinning, properties with continuing structural movement, or movement that requires monitoring. • Properties with dry rot. • Commonhold properties. • Mobile homes, caravans, park homes or houseboats. • Properties with Spray Foam in the roof void • Flats with combustible cladding that do not have a recent EWS1 Certificate • Properties containing Mundic Block material that are not classified as class A, A/B, A1, A2 or A3 • Properties with Japanese Knotweed assessed at Category A or B (evidence or report required) • Properties determined as unacceptable security by an appointed valuer due to poor condition, not readily lettable, health and safety concerns or where the property type or construction is not explicitly permitted within this policy. • Properties less than ten years old and without a warranty backed by an FCA regulated insurer. The above list is not exhaustive. Quantum Mortgages will also refer to the latest valuer guidance notes to establish the complete list of unacceptable properties.
Unacceptable Applicants	• Applicants with unspent convictions • Those currently serving a prison sentence or awaiting trial • Applicants who are subject to a current IVA or other payment arrangement with creditors for the repayment of debts • Suspected of damaging a previously mortgaged security • Previously responsible for leasehold security involving forfeiture of lease • Found guilty of defrauding any lender or insurance company • Applicants with diplomatic immunity • Applicants identified as being Politically Exposed Persons (PEP's) • Applicants without a UK bank account (with the exception of Ex-Pats and Foreign Nationals where FCA regulated e-money Institutions will be accepted for Direct Debit payments instead) • Applicants in receipt of Housing Benefit within the last three months • Applicants with prior convictions for dishonesty or fraud • Applicants who are Asylum Seekers • Applicants convicted for a breach of any law relating to tenancies or upkeep of rental properties • First time buyers or novice investors who do not meet experience criteria
Credit Profile	• Up to 2 satisfied CCJs (max £2500) in last 24 months (0 in 12) on Large Loan and First Time Buyer ranges. otherwise: • Satisfied defaults / CCJs considered if non instalment debts and less than £500 combined (maximum of 2) • Late payments considered subject to a reasonable explanation
Green LTV Boost (Single Unit range only)	Where the property has an existing EPC rating of A,B or C, an additional 2% LTV can be borrowed, bringing the maximum LTV to 82%. Where the property does not have an EPC rating of A,B or C, but the borrower commits to improving the property to achieve this rating, the additional 2% can be borrowed to bring the property up to this efficiency level. An additional special condition will be added to the offer requiring sight of an updated EPC certificate prior to completion
Loan Purpose	• Quantum Mortgages will lend for remortgage and purchases of buy to let properties on a first charge basis only • Remortgages for capital raising for any legal purpose are acceptable up to individual scheme maximums subject to all criteria being met • Capital raising for injection into a business with declining net profits or to repay gambling debts will not be considered • Refinance of bridging / development finance where the original loan is less than 3 years old • No minimum time of ownership
ICR and Stress Rates	• Basic rate taxpayer & SPV stressed at 125%. Higher rate @ 145% • < 5 year fixed stressed @ payrate + 2% (min 5.5%) • 5 & 7 year fixed stressed using pay rate • Background portfolio: 100% @ 6% • £ for £ remortgages with full 24 month payment history requires an ICR of 100% *Minimum of 2 years clear mortgage history at underwriters discretion

Product Codes

SINGLE UNITS

Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
SUJUN26V1F265	Up to 65% LTV	2 Year Fixed	SUCBRMJUN26V1F575	Up to 75% LTV	5 Year Fixed Cash Back Remo
SUJUN26V1F275	Up to 75% LTV	2 Year Fixed	SUCBLERMJUN26V1F575	Up to 75% LTV	5 Year Fixed Cash Back Ltd Edition Remo
SUJUN26V1F280	Up to 80% LTV	2 Year Fixed	SURMJUN26V1F275	Up to 75% LTV	2 Year Fixed Remo
SUJUN26V1F565	Up to 65% LTV	5 Year Fixed	SUJUN26V1DT265	Up to 65% LTV	2 Year Discount Tracker
SUJUN26V1F575	Up to 75% LTV	5 Year Fixed	SUJUN26V1DT275	Up to 75% LTV	2 Year Discount Tracker
SUJUN26V1F580	Up to 80% LTV	5 Year Fixed	SUJUN26V1LT65	Up to 65% LTV	Lifetime Tracker
SULEJUN26V1F575	Up to 75% LTV	5 Year Fixed Ltd Edition	SUJUN26V1LT75	Up to 75% LTV	Lifetime Tracker

MULTI UNITS, HMO'S & HOLIDAY LETS

Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
MUJUN26V1F265	Up to 75% LTV	2 Year Fixed	MUCBLERMJUN26V1F575	Up to 75% LTV	5 Year Fixed Cash Back Ltd Edition Remo
MUJUN26V1F275	Up to 75% LTV	2 Year Fixed	MURMJUN26V1F275	Up to 75% LTV	2 Year Fixed Remo
MUJUN26V1F565	Up to 65% LTV	5 Year Fixed	MUJUN26V1DT265	Up to 65% LTV	2 Year Discount Tracker
MUJUN26V1F575	Up to 75% LTV	5 Year Fixed	MUJUN26V1DT275	Up to 75% LTV	2 Year Discount Tracker
MULEJUN26V1F575	Up to 75% LTV	5 Year Fixed Ltd Edition	MUJUN26V1LT65	Up to 65% LTV	Lifetime Tracker
MUCBRMJUN26V1F575	Up to 75% LTV	5 Year Fixed Cash Back Remo	MUJUN26V1LT75	Up to 75% LTV	Lifetime Tracker

SPECIALIST

Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
SRJUN26V1F265	Up to 65% LTV	2 Year Fixed	SRJUN26V1LT75	Up to 75% LTV	Lifetime Tracker
SRJUN26V1F275	Up to 75% LTV	2 Year Fixed	SRJUN26V1DT265	Up to 65% LTV	2 Year Discount Tracker
SRJUN26V1F565	Up to 65% LTV	5 Year Fixed	SRJUN26V1DT275	Up to 75% LTV	2 Year Discount Tracker
SRJUN26V1F575	Up to 75% LTV	5 Year Fixed	SRCBRMJUN26V1F575	Up to 75% LTV	5 Year Fixed Cash Back Remo
SRLEJUN26V1F575	Up to 75% LTV	5 Year Fixed Ltd Edition	SRCBLERMJUN26V1F575	Up to 75% LTV	5 Year Fixed Cash Back Ltd Edition Remo
SRJUN26V1LT65	Up to 65% LTV	Lifetime Tracker	SRRMJUN26V1F275	Up to 75% LTV	2 Year Fixed Remo

EX PAT & FOREIGN NATIONALS

Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
EXPFJUN26V1F255	Up to 55% LTV	2 Year Fixed	EXPFJUN26V1DT255	Up to 55% LTV	2 Year Discount Tracker
EXPFJUN26V1F275	Up to 75% LTV	2 Year Fixed	EXPFJUN26V1DT275	Up to 75% LTV	2 Year Discount Tracker
EXPFJUN26V1F555	Up to 55% LTV	5 Year Fixed	EXPFJUN26V1LT55	Up to 55% LTV	Lifetime Tracker
EXPFJUN26V1F575	Up to 75% LTV	5 Year Fixed	EXPFJUN26V1LT75	Up to 75% LTV	Lifetime Tracker
EXPFLEJUN26V1F575	Up to 75% LTV	5 Year Fixed Ltd Edition			

QML PRO UK RESIDENT INDIVIDUALS AND LTD CO SPV.

Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
QPROJUN26V1F555	Up to 55% LTV	5 Year Fixed	QPROJUN26V1F570	Up to 70% LTV	5 Year Fixed
QPROLEJUN26V1F570	Up to 70% LTV	5 Year Fixed Ltd Edition			

QML PRO MULTI UNITS

Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
QPMUJUN26V1F555	Up to 55% LTV	5 Year Fixed	QPMUJUN26V1F570	Up to 70% LTV	5 Year Fixed
QPMULEJUN26V1F570	Up to 70% LTV	5 Year Fixed Ltd Edition			

QML PRO MIXED USE

Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
QPROMXJUN26V1F570	Up to 70% LTV	5 Year Fixed	QPROLEMXJUN26V1F570	Up to 70% LTV	5 Year Fixed Limited Edition

QML PRO MULTI UNIT MIXED USE

Product Code	LTV %	Rate Type	Product Code	LTV %	Rate Type
QPMUMXJUN26V1F570	Up to 70% LTV	5 Year Fixed	QPMULEMXJUN26V1F570	Up to 70% LTV	5 Year Fixed Limited Edition

Property Types

	Single Unit Range	Multi Unit / HMO Range	Specialist Range	QML Pro Range	Ex Pat & Foreign National Range
Students / multi lets, corporate tenancies for employees	✓	✓	✓	✓	✓
DWP & Housing Association considered where individual tenant is named on tenancy	✓	✓	✓	✓	✓
Ex local Authority Flats up to 5 floors	✓	✓	✓	✓	✓
Studio Flats more than 30 sqm	✓	✓	✓	✓	✓
Ex local Authority houses and flats where the area owner occupation is **MORE** than 50%	✓	✓	✓	✓	✓
Ex local Authority flats valued **ABOVE** £200,000 (subject to minimum £100,000)	✓	✓	✓	✓	✓
Air BnB / Holiday Lets	✗	✓	✓	✓	✓
HMO up to 6 Rooms	✗	✓	✓	✓	✓
Multi Unit Blocks up to 6 units	✗	✓	✓	✓	✓
HMO up to 12 Rooms	✗	✗	✓	✓	✓
Multi Unit Blocks up to 12 units	✗	✗	✓	✓	✓
Ex local Authority Flats over 5 floors up to a maximum of 12 floors	✗	✗	✓	✓	✓
Studio Flats less than 30 sqm	✗	✗	✓	✓	✓
Deck Access Flats	✗	✗	✓	✓	✓
Semi Commercial properties where the self-contained residential accommodation consists of at least 60%	✗	✗	✓	✓	✓
Ex local Authority houses and flats where the area owner occupation is **LESS** than 50%	✗	✗	✓	✓	✓
Ex local Authority flats valued **BELOW** £200,000 (subject to minimum £100,000)	✗	✗	✓	✓	✓
Properties above or adjacent to commercial premises	✗	✗	✓	✓	✓
Properties above or adjacent to food takeaways or alcohol sales restricted to 70% LTV	✗	✗	✓	✓	✓

Property Types

	Single Unit Range	Multi Unit / HMO Range	Specialist Range	QML Pro Range	Ex Pat & Foreign National Range
Properties with Flying Freehold	✗	✗	✓	✓	✓
HMO greater than 12 rooms	✗	✗	✗	✓	✗
Properties valued at less than £70,000	✗	✗	✗	✓	✗
Concrete construction (except unrepaired defective concreate)	✗	✗	✗	✓	✗
Freehold flats and maisonettes	✗	✗	✗	✓	✗
Freehold Coach Houses	✗	✗	✗	✓	✗
Multi Unit Blocks greater than 12 units	✗	✗	✗	✓	✗
Properties with single skin extensions	✗	✗	✗	✓	✗
Properties with greater than five acres of land	✗	✗	✗	✓	✗
Properties less than ten years old with a warranty backed by an FCA regulated insurer but not on the standard QML acceptable warranty list	✗	✗	✗	✓	✗
Properties subject to sale restrictions that moderately limit the potential purchaser universe such as a section 106 planning order (limiting purchasers to the local area, first time buyers, age or employment types) or an agricultural restriction (where purchasers must be involved in agriculture)	✗	✗	✗	✓	✗
Properties determined as unacceptable security by an appointed valuer solely in respect of mortgageability and due to a reason or reasons which are otherwise explicitly permitted in this policy (e.g. small studio flats) and not due to a concern with rentability or the condition of the property itself.	✗	✗	✗	✓	✗
Semi Commercial properties where the self-contained residential accommodation is below 60%	✗	✗	✗	✓	✗

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