

Portfolio landlords

Updated process

Same great support

Our commitment to supporting you and your portfolio landlord clients is as strong as ever. We've created this guide to help you understand the PRA changes affecting portfolio landlords and confirm the few changes we've made.

TMW's portfolio landlord definition

A borrower with four or more distinct mortgaged Buy to Let UK rental properties (or seven or more for remortgage applications without capital raising).

For more information on how we identify a portfolio landlord and what properties we include please visit our website: themortgageworks.co.uk/portfolio

Keying applications in TMW Online - key changes

- We now ask for client's personal income on all cases
- At DIP stage, we'll look at gross annual Buy to Let income as well as the total number of properties, to identify if your client is/will be a portfolio landlord on completion of the application
- If they have four or more mortgaged properties, we'll ask for details of the total value and outstanding mortgage balances secured against the portfolio.

Packaging applications – key changes

- All portfolio landlords need to provide:
 - Three months' current account statements showing rental payments
 - A property schedule - either by keying details into our new Portfolio Portal or completing our property schedule form and uploading into the portal
- Once the property schedule has been submitted, the details will be automatically validated and the results will be sent to our dedicated team of underwriters for assessment
- Depending on case complexity and portfolio size, we may request further supporting information such as a business plan
- Once the application has been submitted, we may occasionally ask for further information.



So your case can be processed efficiently, please submit **all** requested proofs and additional supporting information but **only** when this is asked for.

Affordability assessment

We've worked hard to keep changes to a minimum and can confirm we'll continue to accept portfolios of all sizes, with no limit to the number of properties accepted.

For all new TMW mortgage applications, the following rental calculations will still apply:

Rental calculation on new TMW mortgage applications

Interest cover ratio (ICR)	Stress rate	
145% (170% HMO)	4.99%	<ul style="list-style-type: none"> Fixed rate term of 5 or more years Remortgage up to 65% LTV without capital raising
	5.50%	<ul style="list-style-type: none"> All other products

If your client meets the above criteria, we'll also assess their existing portfolio to ensure the overall aggregate LTV and ICR is sustainable. The assessment will be based on the entire portfolio, including the new property and any rental properties without a mortgage.

The following rental calculations and maximum LTVs across your client's portfolio will apply:

Rental calculation across portfolio

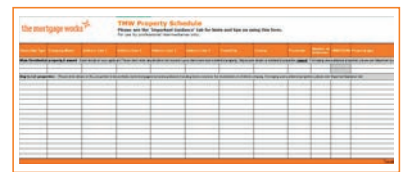
ICR	Stress rate	
145%	4.50%	<ul style="list-style-type: none"> Up to 10 mortgaged BTL properties Nationwide Group BTL Lending up to £1,000,000
	5.50%	<ul style="list-style-type: none"> 11 or more mortgaged BTL properties Nationwide Group BTL Lending over £1,000,000

Maximum LTV across portfolio

LTV	
75%	<ul style="list-style-type: none"> Up to 6 mortgaged BTL properties Nationwide Group BTL Lending up to £750,000
65%	<ul style="list-style-type: none"> 7 or more mortgaged BTL properties Nationwide Group BTL Lending over £750,000

Useful guides and documents

Property schedule template



Our template and guidance will help support you when completing the new property schedule template and importing your details into our new Portfolio Portal.



TMW Portfolio Portal guidance notes

This guidance will help support you when using our new TMW Portfolio Portal with details on how you can import or manually enter your client's property portfolio information.

Business plan

The Business plan should only be completed and uploaded when requested. This additional information will be reviewed by the underwriter as part of the application assessment.



Guide to current account statement requirements

We've created a guide to explain requirements for current account statements.

Remember, your BDM is available to help you through these changes and will happily discuss any support you may need. Or, use Broker Chat to speak to an experienced adviser.

For full information visit themortgageworks.co.uk/portfolio



For Intermediary use only.

The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority under registration number 189623. Most buy-to-let mortgages are not regulated by the Financial Conduct Authority. You can confirm our registration on the FCA's website www.fca.org.uk or by contacting the FCA on 0800 111 6768. This communication is for use by and restricted to professional intermediaries. Under no circumstances should the communication be given, copied or distributed to actual or potential borrowers. Applications are required. Standard terms and conditions available on request.