

Supporting portfolio landlords

This guide will help you understand how we're committed to supporting you and your landlord clients.

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).

Keying applications in TMW Online:

- We ask for client's personal income on all cases
- At DIP stage, we 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 ask for details of the total value and outstanding mortgage balances secured against the portfolio.

Packaging applications:

- Portfolio landlords with 11 or more mortgaged Buy to Let properties need to provide three months current account statements showing rental payments for their portfolio.

- All Portfolio Landlords will need to provide a property schedule - either by keying details into our 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.



For more information on how we identify a portfolio landlord and what properties we include please visit our website:

themortgageworks.co.uk/portfolio

