

# BTL portfolio landlord policy

		BTL customer type			
		Non-Portfolio Landlord	Portfolio Landlord Purchase*	Portfolio Landlord Remortgage/Product Transfer, increasing balance	Portfolio Landlord Remortgage/Product Transfer, no increase in balance
<b>Lending criteria</b>	Maximum BTL exposure with Virgin Money	3 properties	£3m/5 properties	£3m/5 properties	£3m/5 properties
	Minimum 24 month's landlord experience	n/a	✓	✓	n/a
	Maximum ten mortgaged BTL properties (across all lenders)	n/a	✓	✓	n/a
	Maximum five BTL properties in the same postcode e.g. G2 7ER	n/a	✓	✓	n/a
	Maximum 75% LTV across portfolio (at an aggregate level)	n/a	✓	✓	n/a
	Assess your aggregate portfolio using a minimum rental calculation of 135% ICR stressed at 5%	n/a	✓	✓	Remortgage assessed at 125% ICR stressed at 5% (portfolio aggregate)
	Personal income accepted	✓	n/a	n/a	n/a
<b>Documentation</b>	Property schedule – upload to our BTL Hub	n/a	✓	✓	We may ask for this, we'll let you know
	Cashflow	n/a	✓	✓	n/a
	Business plan	n/a	✓	✓	n/a

\*For customers choosing to port their existing Virgin Money mortgage to a new property, our portfolio landlord purchase criteria and documentation requirements apply.

For guidance on our portfolio landlord lending policy, please speak to your BDM or visit [virginmoneyforintermediaries.com/pbtl](https://virginmoneyforintermediaries.com/pbtl)  
 For guidance on our BTL Hub, please contact the CoreLogic Service Desk on **0333 1231417\***

**For professional intermediary use only.** This is not a financial promotion and should not be displayed as such.

\*Calls to 03 numbers cost the same as calls to 01 or 02 numbers and they are included in inclusive minutes and discount schemes in the same way. Calls may be monitored and recorded.