

Frequently Asked Questions

PORTFOLIO LANDLORDS

Q. What is a portfolio landlord?

A portfolio landlord is described as someone with, or looking to acquire four or more mortgaged buy to let properties, whether held individually, in a partnership or via a limited company.

Q. What products do you offer to a portfolio landlord?

All the rates shown on our product guide are available to portfolio landlord applicants. The specialist buy to let range products should be used if the client is purchasing or remortgaging an HMO or multi-unit property.

Q. What documentation or evidence will Keystone request for a portfolio landlord case?

Keystone needs the following documents to be uploaded to the case via MyKeystone;

- A completed property portfolio spreadsheet (available from our website)
- 12 months proof of mortgage payments if this is not evidenced via our credit search

Q. Does Keystone have a maximum number of properties in the background that the client can have?

No. There is no limit to how many properties an applicant can have in their portfolio. Keystone can lend up to a maximum of £15,000,000 to each applicant.

Q. How do Keystone stress the applicants background portfolio?

The loan to value of the borrowers' portfolio (including any unencumbered properties) can be up to 80%. Each property in the portfolio will need to be self-financing, meaning that the rental income is higher than the mortgage payments. We stress the rental coverage of the portfolio at 125% at the notional rate of 5.5%.