

Important changes to our lending policy

The following improvements were made to our lending policy:

Variable income

In order to support our customers, we increased the amount of variable income used in the affordability assessment from 50% to 60%.

Please continue to input the full amount of variable income into the system. The amount to be used for affordability will automatically be calculated at 60%.

Professional landlord policy

We removed our professional landlord policy to help increase eligibility for new residential mortgage applications.

Customers applying for a residential mortgage, who have over £2million in Buy to Let (BTL) mortgages will no longer be classed as a professional landlord and are now able to include the full rental income in their application.

Please note, our portfolio landlord policy remained in place and where this criteria was met the rental income cannot be included. We define a portfolio landlord as an applicant who will have four or more UK BTL mortgage properties at the end of the application.

Further information

We enhanced our [Chat with us](#) facility to give you a number of options to choose from and receive an automated response to any policy queries. If your query was more complex, the verification process will have been completed, ready for one of our agents to help you further.