



Intermediary Application Form

This form is suitable for Intermediary use only and for buy-to-let applications. Documents should be uploaded to the online portal at the time the case is submitted to Landbay.

All cases must be submitted to Landbay via the online portal.

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Advising Intermediary Details

Are you the intermediary advising the borrower?

Yes

No

i This section is only required if the intermediary advising the borrower is not submitting the application.

Advising intermediary title	
Advising intermediary first name	
Advising intermediary last name	
Advising intermediary FCA number	
Advising intermediary registered firm name	
Advising intermediary postcode	
Advising intermediary first line	
Advising intermediary second line (Optional)	
Advising intermediary city (Optional)	
Advising intermediary country	
Advising intermediary phone number	+44

Section 1: Loan

Loan details

Do any of the applicants intend to occupy the property?

Yes

No

Is this a consumer buy-to-let?

Yes

No

Loan type

Purchase

Re-mortgage

i This question is only required if loan type is purchase.

Purchase price

£

i This question is only required if loan type is remortgage.

Estimated property value

£

Loan amount required

£

Add product fee to loan?

Yes

No

i This question is only required if loan type is purchase.

Estimated monthly rental income

£

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i This question is only required if loan type is remortgage.

Monthly rental income

£

Loan term (years)

Loan purpose

Purchase

Re-mortgage

Re-mortgage with Equity Release

Re-mortgage on Different Terms

Debt consolidation

i This question is only required if loan purpose is debt consolidation.

Does the debt consolidation include any tax or gambling debt?

Yes

No

Deposit

i This section is only required if loan type is purchase.

Deposit source

Equity release

Property sale

Gift

Savings

Director's loan

Intercompany loan

Loan

Other

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Deposit source breakdown

<input type="text"/> £	Equity release	<input type="text"/> £	Property sale	<input type="text"/> £	Gift	<input type="text"/> £	Savings
<input type="text"/> £	Director's loan	<input type="text"/> £	Intercompany loan	<input type="text"/> £	Loan	<input type="text"/> £	Other

i This question is only required if deposit source contains gift.

Is the gift from a family member?

Yes

No

i This section is only required if loan type is remortgage.

Original purchase price

£

Purchase date

Transaction details

i This section is only required if loan type is purchase.

How is the property being sourced?

<input type="checkbox"/> Estate agent	<input type="checkbox"/> Property investment club	<input type="checkbox"/> Private sale
<input type="checkbox"/> Syndicate	<input type="checkbox"/> Property finding business	<input type="text"/> Other

Do any applicants benefit from any incentives relating to the purchase?

Yes

No

If yes, please provide the total value of incentives

£

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Is the property being purchased from a family member?

Yes

No

Is the sale price less than market value?

Yes

No

If yes, please provide details on why the sale price is less than market value, including any relationship between between the vendor and applicant(s)

i This section is only required if loan type is purchase.

Is the sale a contract re-assignment?

Yes

No

Is the sale a back to back sale?

Yes

No

i This question is required if sale is a contract re-assignment or back to back sale.

Is the ultimate vendor a UK entity?

Yes

No

i This question is required if loan type is purchase for a limited company.

Is the sale a transfer or purchase between related companies?

Yes

No

i This section is only required if the sale is a transfer/purchase between companies.

Are the directors the same on both companies?

Yes

No

Is the vendor solvent?

Yes

No

Will there be an inter-company loan or directors loan as part of the deposit?

Yes

No

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Section 2: Property

MUB

MUB

Yes

No

i This section is only required if the property type is MUB.

Number of units

Is each unit self contained and with separate utilities?

Yes

No

Are all units above 25 square metres?

Yes

No

HMO

HMO

Yes

No

i This section is only required if the property type is HMO.

Is a HMO license required?

Yes

No

Is a HMO licence in place?

Yes

No

Is the appropriate planning for an HMO in place?

Yes

No

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Property characteristics

Property type

Flat Terrace End of terrace Semi-detached Maisonnette

Detached Cottage Bungalow Other

i This question is only required if property type is a flat.

Is the flat a studio? Yes No

i This question is only required if the flat is a studio.

Is the studio 30 square metres or above? Yes No

i This question is only required if the property type is Flat or MUB.

Number of storeys in building

Is the property a new build? Yes No

Is the property of brick and tile construction? Yes No

Is the property ex-local authority? Yes No

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i This section is only required if the property type is flat and ex-local authority.

Is more than 50% of the ex-local authority block privately owned? Yes No

Does the ex-local authority flat have deck access? Yes No

Is the property above or adjacent to commercial property? Yes No

If yes, please specify the type of commercial unit

Shops Restaurants Offices Fast food outlet
 Petrol station Pub Bar Other

If above or adjacent to commercial then please prove the commercial unit details.

i This question is only required if the property type is flat or MUB.

Is there a lift in the property? Yes No

i This question is only required if the property type is flat.

Number of flats in block

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Does the property have an EWS1 certificate?

Yes

No

i This question is only required if the property type is HMO or standard.

Number of kitchens

Does the property have building insurance suitable for rented property?

Yes

No

Tenure type

Tenure type

Freehold

Leasehold

i This question is only required if the tenure type is Leasehold.

Is there a link between the leaseholder and freeholder?

Yes

No

Does the property have a flying freehold?

Yes

No

i This question is the property has a flying freehold.

Is the flying freehold less than 15%?

Yes

No

i This section is only required if the tenure type is Leasehold.

Ground rent (Minimum £0)

£

Unexpired lease term

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Occupants

Number of tenants

i This question is only required if the property type is HMO or standard.

Number of bedrooms

Tenancy type

AST

Contract

Term of tenancy

Proposed tenants

DSS

Family

Holiday

Housing association

Professional

Student

Other

i This question is only required if the property type is MUB.

Please provide the number of bedrooms in each MUB unit

Will the property be suitable for letting at completion?

Yes

No

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Property address

Postcode	
Address first line	
Address second line (Optional)	
City (Optional)	
Country	

Schemes & ownership

Is the property in a right to buy scheme?

Yes

No

Is the property currently or has the property previously been shared ownership?

Yes

No

Is the property held in a Trust?

Yes

No

Property

Valuation arrangement contact name

Valuation arrangement contact number

Section 3: Application

Application details

Application type

Limited company

Partnership (LLP)

Individual

i This section is only required if the application type is a limited company or Partnership (LLP).

Company registration number	
Registered company name	
Incorporation date	
Registered company address postcode	
Registered company address first line	
Registered company address second line (Optional)	
Registered company address city (Optional)	
Registered company address country	

Company correspondence address postcode	
Company correspondence address first line	
Company correspondence address second line (Optional)	

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Company correspondence address city (Optional)	
Company correspondence address country	

i This section is only required if the application type is a limited company.

SIC codes

Will the current SIC code(s) be the SIC codes(s) of the company upon completion? Yes No

i This question is only required if the current SIC codes will not be the SIC codes of the company on completion.

What will be the full set of SIC codes at completion?

i This section is only required if the application type is a limited company.

Is the subject company owned by another company? Yes No

i This question is only required if subject company is owned by another company.

Are the directors the same for both companies? Yes No

Number of applicants 1 2 3 4

Section 4: Applicant

Applicant-1 details

Application type

Title	
First name	
Middle name (Optional)	
Last name	
Maiden name (Optional)	
Date of birth	
Nationality	
Email address	
Phone number	+44

First time buyer

Yes

No

First time landlord

Yes

No

i This question is only required If the applicant is not a first time landlord.

Months of landlord experience

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i This section is only required if the application type is a limited company or Partnership (LLP).

Relationship to company

- Director & shareholder Director only Shareholder only Not a shareholder
- (Partnership/LLP) Equity partner (Partnership/LLP) Non-equity partner
- (Partnership/LLP) Not a partner
-

Address history

Residential status

- Homeowner with mortgage Owned outright Renting
- Living with family Other

Country of residence	
Current address first line	
Current address second line (Optional)	
Current address city (Optional)	
Current address country	
Current address moved to date	

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i This section is only required if the applicant is an expat.

Correspondence address postcode	
Correspondence address first line	
Correspondence address second line (Optional)	
Correspondence address city (Optional)	
Correspondence address country	

i This section is only required if the applicant has lived at the current address for less than 3 years.

Previous address postcode	
Previous address first line	
Previous address second line (Optional)	
Previous address city (Optional)	
Previous address country	
Previous address moved to date	
Previous address postcode	
Previous address first line	
Previous address second line (Optional)	
Previous address city (Optional)	
Previous address country	
Previous address moved to date	

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i This section is only required if the applicant has no UK addresses in the past 3 years.

Additional previous address postcode	
Additional previous address first line	
Additional previous address second line (Optional)	
Additional previous address city (Optional)	
Additional previous address country	
Additional previous address moved to date	

Income

NI number

Total annual income

£	<input type="text"/>
---	----------------------

Type of income

- Employed with no shareholding Rent / other property income (in personal name only)
- Self-employed (exc. property in personal name) Pension income (exc. state pension)
- Other income

The applicant has no income (Optional)

Yes No

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i This section is only required if the applicant's income type is employed with no shareholding.

Job title	
Employer name	
Employers nature of business	
Date joined employer	
Employment address postcode	
Employment address first line	
Employment address second line	
Employment address city	
Employment address country	

Type of employment

Full time Part time Contract

i This question is only required if the employment type is contract.

Remaining contract term in months

i This section is only required if the applicant's income type is employed with no shareholding.

Latest year end employed income

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Is the applicant under notice of redundancy, on furlough or reduced salary?

 Yes No

i This section is only required if the applicant's income type is rent / other property income (in personal name).

Number of properties owned

Latest year end land and property income

£	<input type="text"/>
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i This section is only required if the applicant's income type is self-employed (exc. property in personal name)

Source of self-employment income

Limited company

Partnership

Sole trader

Name of limited company	<input type="text"/>
Nature of limited company	<input type="text"/>

Date self employment commenced at limited company

i This section is only required if the self-employment income source is a Limited company.

Latest year end employed income from limited company

£	<input type="text"/>
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Latest year end dividends income from limited company

£	<input type="text"/>
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i This section is only required if the self-employment income source is from a partnership.

Name of partnership business	
Nature of partnership business	

Date self employment commenced at partnership

Latest year end self-employed partnership income

£	
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i This section is only required if the self-employment income source is from a sole trader.

Name of sole trader	
Nature of sole trader	

Date self employment commenced at sole trader

Latest year end self-employed income as a sole trader

£	
---	--

i This section is only required if the income source is self employed (exc. property in personal name).

Do you have an accountant?

Yes

No

If yes, accountant's practice name

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If yes, accountant's qualification

- Association of Chartered Certified Accountants (ACCA / FCCA)
 - Association of Chartered Accountants (ACA / FCA)
 - Chartered Institute of Management Accountants (ACMA / FCMA)
 - Chartered Institute of Public and Finance Accountancy (CIPFA)
 - Institute of Chartered Accountants in England & Wales (ICAEW)
 - Institute of Chartered Accountants Scotland (ICAS)
 - Association of International Accountants (MAIA / FAIA)
 - Association of Accounting Technicians (MAAT / FMAAT)
 - Association of Authorised Public Accountants (AAPA / FAPA)
 - Institute of Chartered Secretaries and Administrators (ACIS /
 - Other
 - No qualifications
-

i This section is only required if the income source is pension income (exc. state pension)).

Latest year end pension income

£	
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i This section is only required if the income source is other.

Source of income

Yearly other income

£	<input type="text"/>
---	----------------------

Applicant-2 details

Application type

Title		
First name		
Middle name (Optional)		
Last name		
Maiden name (Optional)		
Date of birth		
Nationality		
Email address		
Phone number	+44	<input type="text"/>

First time buyer

Yes

No

First time landlord

Yes

No

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i This question is only required if the applicant is not a first time landlord.

Months of landlord experience

i This section is only required if the application type is a limited company or Partnership (LLP).

Relationship to company

Director & shareholder Director only Shareholder only Not a shareholder

(Partnership/LLP) Equity partner (Partnership/LLP) Non-equity partner

(Partnership/LLP) Not a partner

Address history

Residential status

Homeowner with mortgage Owned outright Renting

Living with family Other

Country of residence	
Current address first line	
Current address second line (Optional)	
Current address city (Optional)	
Current address country	
Current address moved to date	

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i This section is only required if the applicant is an expat.

Correspondence address postcode	
Correspondence address first line	
Correspondence address second line (Optional)	
Correspondence address city (Optional)	
Correspondence address country	

i This section is only required if the applicant has lived at the current address for less than 3 years.

Previous address postcode	
Previous address first line	
Previous address second line (Optional)	
Previous address city (Optional)	
Previous address country	
Previous address moved to date	
Previous address postcode	
Previous address first line	
Previous address second line (Optional)	
Previous address city (Optional)	
Previous address country	
Previous address moved to date	

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i This section is only required if the applicant has no UK addresses in the past 3 years.

Additional previous address postcode	
Additional previous address first line	
Additional previous address second line (Optional)	
Additional previous address city (Optional)	
Additional previous address country	
Additional previous address moved to date	

Income

NI number

Total annual income

£	<input type="text"/>
---	----------------------

Type of income

- Employed with no shareholding Rent / other property income (in personal name only)
- Self-employed (exc. property in personal name) Pension income (exc. state pension)
- Other income

The applicant has no income (Optional)

Yes No

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i This section is only required if the applicant's income type is employed with no shareholding.

Job title	
Employer name	
Employers nature of business	
Date joined employer	
Employment address postcode	
Employment address first line	
Employment address second line	
Employment address city	
Employment address country	

Type of employment

Full time Part time Contract

i This question is only required if the employment type is contract.

Remaining contract term in months

i This section is only required if the applicant's income type is employed with no shareholding.

Latest year end employed income

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Is the applicant under notice of redundancy, on furlough or reduced salary?

Yes

No

i This section is only required if the applicant's income type is rent / other property income (in personal name).

Number of properties owned

Latest year end land and property income

£	<input type="text"/>
---	----------------------

i This section is only required if the applicant's income type is self-employed (exc. property in personal name)

Source of self-employment income

Limited company

Partnership

Sole trader

Name of limited company	<input type="text"/>
Nature of limited company	<input type="text"/>

Date self employment commenced at limited company

i This section is only required if the self-employment income source is a Limited company.

Latest year end employed income from limited company

£	<input type="text"/>
---	----------------------

Latest year end dividends income from limited company

£	<input type="text"/>
---	----------------------

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i This section is only required if the self-employment income source is from a partnership.

Name of partnership business	
Nature of partnership business	

Date self employment commenced at partnership

Latest year end self-employed partnership income

£	
---	--

i This section is only required if the self-employment income source is from a sole trader.

Name of sole trader	
Nature of sole trader	

Date self employment commenced at sole trader

Latest year end self-employed income as a sole trader

£	
---	--

i This section is only required if the income source is self employed (exc. property in personal name).

Do you have an accountant?

Yes

No

If yes, accountant's practice name

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If yes, accountant's qualification

- Association of Chartered Certified Accountants (ACCA / FCCA)
- Association of Chartered Accountants (ACA / FCA)
- Chartered Institute of Management Accountants (ACMA / FCMA)
- Chartered Institute of Public and Finance Accountancy (CIPFA)
- Institute of Chartered Accountants in England & Wales (ICAEW)
- Institute of Chartered Accountants Scotland (ICAS)
- Association of International Accountants (MAIA / FAIA)
- Association of Accounting Technicians (MAAT / FMAAT)
- Association of Authorised Public Accountants (AAPA / FAPA)
- Institute of Chartered Secretaries and Administrators (ACIS / FCIS)
- Other
- No qualifications

i This section is only required if the income source is pension income (exc. state pension)).

Latest year end pension income

£	
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i This section is only required if the income source is other.

Source of income

Yearly other income

£	<input type="text"/>
---	----------------------

Section 5: Portfolio

Portfolio submission

Do the applicants have 4 or more mortgaged properties in their buy-to-let portfolio?

Yes

No

Total number of buy-to-let properties owned by applicant(s)

Total property value

£	<input type="text"/>
---	----------------------

Total loan outstanding (Minimum £0)

£	<input type="text"/>
---	----------------------

Total monthly rental income

£	<input type="text"/>
---	----------------------

Total monthly repayments (Minimum £0)

£	<input type="text"/>
---	----------------------

Do any applicants have an HMO property in their buy-to-let portfolio?

Yes

No

Section 6: Solicitor

Solicitor selection

i This section is only required if you are proceeding via join representation.

Firm name		
Office location		
Acting solicitor full name (Optional)		
Acting solicitor email address (Optional)		
Acting solicitor phone number (Optional)	+44	

Seperate representation

Yes

No

i This section is only required if you are proceeding via seperate representation.

Borrower's solicitor firm trading name		
Borrower's solicitor office name		
Borrower's solicitor office email		
Borrower's solicitor office telephone	+44	
Borrower's solicitor office postcode		
Borrower's solicitor office address first line		
Borrower's solicitor office address second line (Optional)		
Borrower's solicitor office city (Optional)		

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Borrower's solicitor office country	
Borrower's acting solicitor full name	
Borrower's acting solicitor email address	
Borrower's acting solicitor phone number	+44

Landbay's acting solicitor firm name	
Landbay's acting solicitor office name	
Landbay's acting solicitor full name	
Landbay's acting solicitor email address	
Landbay's acting solicitor phone number	+44

Summary

Additional information (Optional)