

For mortgage intermediaries only

Enviro-let – Criteria matrix

octopus capital
A brighter way

Minimum loan size	£50,000	£100,000
Maximum loan size	<£100,000	£300,000
Product Rate (pa)	7.25%	6.99%
Interest type (interest only)	Fixed, fully serviced	
Term	2 Years	
Arrangement fee	3%	
Max LTV (day 1)	70%	
Further advance available	Up to 5% of current valuation	
Max LTV (end of term)	70% (+ 5% uplift for EPC works and payment holiday)	
Automated valuations (AVMs)	Yes (subject to qualifying criteria)	
Borrower profile:		
First time buyers (UK resident)	Company applications only – limited to 65% LTV (+5% uplift for EPC works and payment holiday)	
First time buyers (non-UK resident)	Limited to 65% LTV (+ 5% uplift for EPC works and payment holiday)	
First time landlord	✓	
Existing UK landlord	✓	
UK Ltd Co/SPV	✓	
Foreign national (UK resident)	✓*	
Foreign national offshore	✓*	
UK Ex-pat	✓	
Trust structures	✓	

*Please refer to product guidelines for LTV restrictions



0800 294 6850

residential@octopus-capital.com

octopus-capital.com



Octopus Capital

33 Holborn

London, EC1N 2HT

Property type:	
Single dwelling	✓
HMO	✓
Flats above commercial	Limited to 65% LTV (+ 5% uplift for EPC works and payment holiday)
MUFB	✗
Mixed use	✗
Min property val	£70,000
Max property val (single dwelling/HMO)	£2m
Adverse credit:	
Secured missed payments	Maximum 1 missed payment in the last 36 months, 0 in the last 18 months
Defaults and CCJs	£1,500 maximum in the last 24 months, 0 in the last 12 months (must be satisfied before completion)
Unsecured payments, arrears/default	Utilities, communication and mail order ignored, 2 missed credit card or unsecured loan payments in 24 months, 0 in the last 12 months
Additional criteria:	
Interest cover ratio	120% company borrowers, 125% individual borrowers, 145% HMO, converted MUFB & mixed use (all borrowers) All ICRs are calculated at pay rate and will need to cover the end of term loan amount
Early repayment charge	3% – No ERC in the final 1 month of the fixed term
Admin fee	£350 per property (if there are additional units in the same block the fee is £100 per additional unit)