



nomo



Eligibility Criteria

Rental Property
Finance

Eligibility Criteria

This Eligibility Criteria document outlines the key criteria you need to meet to qualify for property finance with Nomo.

About you: Who we can provide property finance to

Personal details

AGE	<ul style="list-style-type: none"> • Minimum age - 18 years • Maximum age at the end of the repayment period - 75 years
RESIDENCY	<ul style="list-style-type: none"> • Residents of Kuwait
NUMBER OF APPLICANTS	<ul style="list-style-type: none"> • One applicant per application
TYPE OF APPLICANTS	<ul style="list-style-type: none"> • Individual applicants ⊗ No private limited companies or guarantors. ① A guarantor is a person who applies for finance on someone else's behalf and assumes the responsibility if the borrower defaults on a finance obligation.
PORTFOLIO LANDLORDS	<ul style="list-style-type: none"> • No portfolio landlords ① You are a portfolio landlord if you currently own 3 or more other UK rental properties that you receive finance for (in addition to the rental property/property finance that you applying for from Nomo). This includes properties owned via a limited company.
DEVICE	<ul style="list-style-type: none"> • Applications through iOS devices only ① We are working to bring our Property Finance product to Android devices soon.

Source of income

- EMPLOYMENT STATUS**
- Employed or self-employed
 - ⊗ No retired, non-working or unemployed applicants.

- INCOME FOR EMPLOYED**
- Salary from employment
 - Bonuses, commissions and overtime from employment

- INCOME FOR SELF-EMPLOYED**
- Personal income from your company from the past 3 years
 - ⓘ This includes your basic salary, bonuses and dividends you have earned from your self-employment.

- OTHER INCOMES CONSIDERED**
- Income from other rental properties
 - Other regular income including investments and pensions
 - Government allowances including man-power, marriage and housing allowance

Credit history

- CREDIT HISTORY**
- Free from any conviction of an offence relating to financial affairs, bankruptcy, property repossession or registered defaults

About the property: What properties we can provide finance for

Property features

PROPERTY TYPES	<ul style="list-style-type: none"> • Standard residential property ⊗ No properties that are classified as HMOs. ① An HMO is a property rented by at least 3 people who are not from 1 household (for example a family) but share facilities like the bathroom and kitchen.
COUNTRY	<ul style="list-style-type: none"> • England or Wales
MINIMUM VALUE	<ul style="list-style-type: none"> • 350,000 GBP
PROPERTY OWNERSHIP	<ul style="list-style-type: none"> • Leasehold and freehold properties ① Leasehold properties must have a remaining lease of more than 25 years in London & 50 years outside of London. ① Freehold is a type of property ownership where you own the property and the land on which it is built on forever. Leasehold is a form of property ownership where you lease the property from the freehold owner.
NEW BUILDS	<ul style="list-style-type: none"> • New build properties are allowed ① All newbuilds should have a National House Building Council (NHBC) or equivalent warranty.
EPC RATING	<ul style="list-style-type: none"> • Properties with EPC rating A,B,C,D or E ① An EPC rating is a review of a property's energy efficiency. Since April 2018 landlords have not been able to let out properties with energy ratings F and G.
LOCATION	<ul style="list-style-type: none"> • Location above commercial premises is allowed, subject to assessment of nature of the business

Property purpose

INTENDED PURPOSE	<ul style="list-style-type: none"> • Properties intended to be rented out for investment purposes ⊗ No subletting is allowed including AirBnB and other short term type of stays such as holiday lets. ① Neither you nor your relatives can occupy the property at any time during the property finance repayment period. ① Subletting happens when an existing tenant lets all or part of their home to someone else. Holiday let is where a property is let for the purpose of a holiday only.
TENANCY REQUIREMENTS	<ul style="list-style-type: none"> • Properties should be rented to tenants with Assured Shorthold Tenancies (AST) of 12 to 24 months ① AST is an agreement between a tenant and a landlord for living in a rented property.

About the finance: What property finance we can provide

Finance features

REPAYMENT TYPES

- Profit-only
 - ① Nomo Rental Property Finance is profit-only, which means that the monthly payments will only pay off the bank's profit, not the finance amount itself. This amount will need to be paid off in full at the end of the repayment period.
 - ① Overpayment is not permitted.

FINANCE AMOUNT

- Minimum finance amount: 100,000 GBP
- Maximum finance amount: 1,500,000 GBP

FINANCE-TO-VALUE

- Max: 70%
 - ① The ratio of finance amount to property value as a percentage.

REPAYMENT PERIOD

- Minimum repayment period: 5 years
- Maximum repayment period: 10 years
 - ① How long you will pay for the finance.

REPAYMENT METHOD

- Sale of the property
- Sale of other assets
- Refinance
- Savings
 - ① Accepted methods of repayment of the remaining finance amount at the end of the repayment period.

DOWN PAYMENT

- The down payment must be from your own resources unless gifted by a close family relative
 - ① Where a down payment is gifted, the donor must sign a confirmation of not having an interest in the property.

OFFER VALIDITY

- 4 months since issuance

AFFORDABILITY REQUIREMENTS

- Affordability is assessed using a profit rate of 5.5%, or the bank's profit rate plus 2.0% (whichever is higher), with coverage at least 1.5 times gross or 1.25 times net annual capital and profit payments

Finance purpose

INTENDED PURPOSE

- New property purchases
 - ⊗ No refinance, capital rising and debt consolidation, or use for bridging finance.

The supporting evidence you will need to provide

① Electronic copies of all documents are required to be submitted by email after the application is submitted.

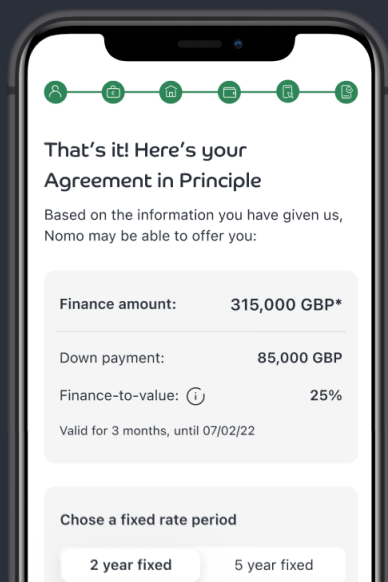
If you are employed:

- Bank statements for the past 3 months from your primary personal bank account
- Personal credit report from Ci-Net credit bureau
 - ① This is a detailed breakdown of your credit history that can be obtained by requesting a Ci-Net credit report from your Kuwait bank.
- Employment payslips for the past 3 months or employer reference
 - ① Your employer reference may be in the form of a letter or email.

If you are self-employed:

- Bank statements for the past 3 months from your primary personal bank account
- Personal credit report from Ci-Net credit bureau
 - ① This is a detailed breakdown of your credit history that can be obtained by requesting a Ci-Net credit report from your Kuwait bank.
- Certified income from all sources for the past 3 years
 - ① Income is defined as something that provides a regular supply of money, such as employment, investments, a pension etc. This is a financial statement that outlines source of all your income for the past 3 years. The statement needs to be produced by a qualified accountancy, for accountants in UK these are:
 - The Association of Chartered Certified Accountants (ACCA)
 - The Association of Chartered Accountants (ACA)
 - The Chartered Institute of Management Accountants (CIMA)
 - The Chartered Institute of Public and Finance Accountancy (CIPFA)
 - Certified Public Accountant (CPA)

For accountants based elsewhere, they need to be registered with the applicable country register of accountants.
 - ⊗ No statements from the company's accountant i.e., the statement must be provided by an independent accountancy.



Would you like to know more?

Visit our FAQ page here nomobank.com

Find our Product Factsheet here nomobank.com

Find our Eligibility criteria here nomobank.com

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Nomo rental property finance products fall outside the scope of regulation by the Financial Conduct Authority. Property values and rental incomes might increase or decrease and might not provide adequate income to cover your finance payments and associated costs.

YOUR RENTAL PROPERTY MAY BE AT RISK IF YOU DO NOT KEEP UP THE PAYMENTS ON YOUR NOMO PROPERTY FINANCE