



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

- Minimum age - 18 years
- Maximum age at the end of the repayment period - 80 years

RESIDENCY

- Please contact us at propertyfinance@nomo.bank to find out if we can serve you

NUMBER OF APPLICANTS

- Up to two applicants per application

TYPE OF APPLICANTS

- Individual applicants
- ⊗ No private limited companies or guarantors.
- ⓘ 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

- No portfolio landlords
- ⓘ 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

- Applications through iOS and Android devices

Source of income

EMPLOYMENT STATUS • Employed, self-employed, retired, non-working or unemployed

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
① 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 bankruptcy, CVA, IVA, property repossessions or debt relief orders.
• No county court judgments in the last 3 years, all previous CCJ's should be satisfied before application.
• No missed payments in the last 12 months.
• No defaults in the 12 months prior to application, maximum of one default up to 300 GBP in the 36 months prior to application. All defaults must be satisfied before submitting application.

Foreign currency

FOREIGN CURRENCY • Please note all entries in a foreign currency will be converted to GBP using XE calculator and will be subject to exchange rate fluctuations at the date of conversion.

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. ⓘ 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"> • 150,000 GBP outside of London, 350,000 GBP inside of London
PROPERTY OWNERSHIP	<ul style="list-style-type: none"> • Leasehold and freehold properties ⓘ Leasehold properties must have a remaining lease of more than 50 years. ⓘ 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 ⓘ 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 ⓘ EPC stands for energy performance certificate. ⓘ An EPC rating is a review of a property's energy efficiency.
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. ⓘ Neither you nor your relatives can occupy the property at any time during the property finance repayment period. ⓘ 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 ⓘ 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	<ul style="list-style-type: none"> • Profit-only <p>ⓘ 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.</p> <p>ⓘ Overpayment is not permitted.</p>
FINANCE AMOUNT	<ul style="list-style-type: none"> • Minimum finance amount: 100,000 GBP • Maximum finance amount: 2,500,000 GBP
FINANCE-TO-VALUE	<ul style="list-style-type: none"> • Max: 75% <p>ⓘ The ratio of finance amount to property value as a percentage.</p>
REPAYMENT PERIOD	<ul style="list-style-type: none"> • Minimum repayment period: 5 years • Maximum repayment period: 10 years <p>ⓘ How long you will pay for the finance.</p>
REPAYMENT METHOD	<ul style="list-style-type: none"> • Sale of the property • Sale of other assets • Refinance • Savings <p>ⓘ Accepted methods of repayment of the remaining finance amount at the end of the repayment period.</p>
DOWN PAYMENT	<ul style="list-style-type: none"> • The down payment must be from your own resources unless gifted by a close family relative <p>ⓘ Where a down payment is gifted, the donor must sign a confirmation of not having an interest in the property.</p>
OFFER VALIDITY	<ul style="list-style-type: none"> • 4 months since issuance
AFFORDABILITY REQUIREMENTS	<ul style="list-style-type: none"> • Affordability is assessed using the bank's profit rate, if the fixed rate period is 5 years or more. Otherwise, we will use 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	<ul style="list-style-type: none"> • New property purchases, refinance and capital raising <p>⊗ No debt consolidation or use for bridging finance.</p>
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The supporting evidence you will need to provide

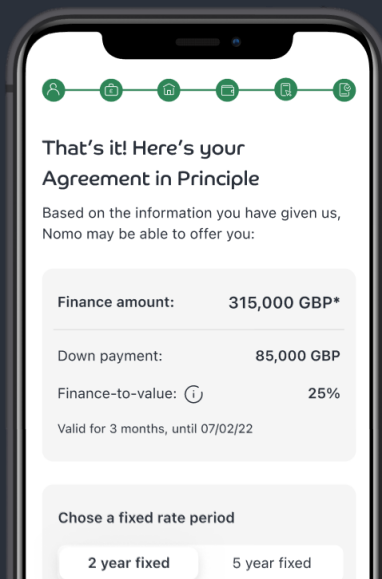
① Electronic copies of all documents are required to be submitted by email after the application is submitted.

If you are employed:

- Bank statements for the past 3 months from your primary personal bank account
- Personal credit report from local credit bureau
 - ① This is a detailed breakdown of your credit history that can be obtained by requesting a credit report from your local 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.
- Man-power certificate (required from everyone working in the private sector, if available)

If you are self-employed:

- Bank statements for the past 3 months from your primary personal bank account
- Personal credit report from local credit bureau
 - ① This is a detailed breakdown of your credit history that can be obtained by requesting a credit report from your local bank.
- Certified income from all sources for the past 3 years
 - ① A financial statement can be presented in the form of audited accounts, evidence of drawings and dividends (including your share of ownership), certified income from other sources, such as employment, investments, a pension etc. 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.
- Man-power certificate (required from everyone working in the private sector, if available)



Would you like to know more?

Visit website: <https://www.nomobank.com/>

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Nomo Bank is a member of the Financial Services Compensation Scheme. This scheme may provide compensation, if we cannot meet our obligations. Most depositors including individuals and businesses are covered. For more information about the Financial Services Compensation Scheme, visit <https://www.fscs.org.uk/>

If we don't get it right Nomo Bank will endeavour to ensure that you receive the highest standard of service and that you are treated with courtesy at all times. If you are unhappy with any aspect of our service, we would like to know why, please call +44 (0) 20 3991 0400

Our Customer Success team is available to assist you in either English or Arabic during the following UK hours:

Mon - Fri: 6am - 6pm / Sat - Sun: 6am - 2pm

Call us on +44 (0) 20 3991 0400 or drop us an email at support@nomobank.com

Calls to 0203 numbers from a landline or mobile cost no more than calls to geographic numbers (01 or 02) and are typically included in any inclusive minutes and discount schemes you may have. International calls are charged at a local rate – please check with your telecoms provider. Calls may be recorded for training and monitoring purposes.

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