## Our lending criteria at a glance

The information contained in the table below is a summary overview of current Residential and Buy to Let lending policy. To view detailed information please ensure you refer to the 'knowledge' Help centre within the Intermediary Hub.

### Loan

<table>
<thead>
<tr>
<th>Loan Type</th>
<th>Residential</th>
<th>Buy to Let</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Age</strong></td>
<td>18 years</td>
<td>21 years (for mortgage term greater than 35 years and up to 40 years, a maximum term of 35 years would be applied for affordability purposes)</td>
</tr>
<tr>
<td><strong>Maximum Age</strong></td>
<td>Usually the maximum age at the end of the mortgage term should be 70 or retirement age</td>
<td>Mortgage term must not extend beyond age 80 years for any applicant</td>
</tr>
</tbody>
</table>

### Interest Only criteria

- **Customers may be able to borrow up to 80% LTV (85% LTV for existing Barclays Premier and Wealth customers) with a Part and Part repayment option**
- **Minimum of £75,000 gross annual income for a single applicant or £100,000 for a joint application where no individual earns in excess of £75,000**
- **Repayment vehicles: Endowment policy, Existing Stocks and Shares ISA**
- **Sale of Property:** (a maximum of 50% LTV on an interest only basis after the Interest Only element of the lending, clients are required to have £3,000 of equity in the property)

### Affordability

- **A full affordability assessment is undertaken, which includes an interest rate stress test which is applied automatically.**
- **Joint borrower/sole proprietor considered to support minimum income and affordability criteria.**
- **£250,000 minimum gross personal/earned income per annum for individual loans of £350,000 to £1m (for joint applications, at least one applicant must earn £250k)**
- **£750,000 minimum gross personal/earned income for individual loans above £1m (£500k for joint applicants, where neither one earns £750k)**

### Portability

- **Rate and loan fully portable subject to criteria at time of new application**
- **Background residential properties will be stressed—refer to BTL Affordability Calculator**

### Office Validity

- **6 Months**

### Applicants

| **Maximum Applicants** | 4 | 4 (maximum of 2 applicants’ income will be considered, therefore applicants 1 and 2 should have the highest incomes) and all applicants’ commitments and liabilities will be considered for affordability |
| **Minimum Age** | 21 years | Principal applicant: 21 years Other applicant(s): 18 years |
| **Maximum Age** | Usually the maximum age at the end of the mortgage term should be 70 or retirement age | Mortgage term must not extend beyond age 80 years for any applicant |

### Lending into retirement

- **Applications may still be considered on an individual basis where they can evidence their ability to repay the mortgage where it extends into retirement**
- **Lending into retirement considered, providing at least one applicant meets minimum income requirements in retirement—documentary proof required where retirement stated to begin within 5 years of application submission or if already retired**

### Allowable gross income

- **Please review Allowable Income tables within the ‘knowledge’ Help centre within the Intermediary Hub**
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### Location

- **England, Scotland, Wales and Northern Ireland**
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### Tenancy

<table>
<thead>
<tr>
<th><strong>Type of Tenancy</strong></th>
<th><strong>Minimum: 5 years</strong></th>
<th><strong>Minimum: 35 years</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td>Maximum 40 years (25 years for Family Springboard)</td>
<td>Maximum: 35 years Interest Only (25 years for Repayment)</td>
</tr>
<tr>
<td><strong>Buy to Let</strong></td>
<td>Purchase application-95% LTV</td>
<td>75% LTV-£1m</td>
</tr>
</tbody>
</table>

### Further support

- **‘knowledge’ section within the Intermediary Hub**
- **Get in touch via web chat**
- **brokersupport@barclays.com**

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