

A loan-level data collection for buy-to-let lending: Definitions (Phase 2)

A) General guidance

These definitions relate to phase 1 and phase 2 attributes to be reported from 2018 Q1. Phase 1 attributes are to be reported from 2017 Q3. See [phase 1 definitions](#).

This collection should be completed only by those institutions specifically asked to do so by the Bank of England. Institutions are required to report where the banking group carries out gross flows of new buy-to-let lending in excess of £20m and 60 loans annually. Although this threshold is applied at the group level, individual entities that form part of a group are expected to report, except where an entity lends less than £20m and 60 loans per year and contributes less than 2% of the number of new loans within a group.

Legal basis

The data is being collected under Section 17 of the Bank of England Act 1998. For more information about powers of the Bank, offences, restrictions on onward disclosure of information and the Data Protection Act 1998, please see point 1 of:

http://www.bankofengland.co.uk/statistics/Documents/reporters/defs/def_gene2014.pdf

Scope of collection

These requirements only relate to loans in the retail book. Requirements relating to the corporate book will be issued separately. Firms should only report loans in the retail book of the firm which are identifiable as buy-to-let lending. The Bank would expect that these loans would be widely available as a buy-to-let loan product, rather than bespoke loans to meet the needs of a particular customer.

Buy-to-let loans cover mortgages where the loan assessment is made on the basis of a rental agreement (whether current or intended). The following criteria should apply to the buy-to-let mortgage contract:

- (a) the lender provides credit to the borrower;
- (b) the obligation of the borrower to repay is secured by a mortgage on land, whether or not in the United Kingdom;
- (c) at least 40% of the land is used, or is intended to be used, as or in connection with a dwelling; and
- (d) the land subject to the mortgage cannot at any time be occupied as a dwelling by the borrower and is to be occupied on the basis of a rental agreement.

Loans should be fully secured by a first or second equitable or legal charge.

In the case of combination mortgages or where the loan is otherwise split into more than one part (for example a mixed interest rate mortgage), a reporting field should be completed by reference to the largest portion of the overall mortgage balance, except for 'Loan Amount', which should contain the entire balance.

Include all loans secured on residential buy-to-let properties, irrespective of their purpose (e.g. house purchase, home improvements or car loan), which are secured by a first or second charge.

Regulated buy-to-let

All buy-to-let loans should be reported, whether regulated or not. For further details, please refer to [PERG 4.4](#) of the Financial Conduct Authority (FCA) Handbook.

Exclusions

The following types of loans should not be included:

- Holiday lets;
- Loans to housing associations;
- Consent-to-let products should not be included as part of this collection. A consent-to-let product is a residential mortgage to an owner-occupier where the borrower applies to let property on a temporary basis due to a change in circumstances. However, BTL loans which previously had consent-to-let status should be reported;
- Bridging loans;
- Any packages of loans secured on residential property acquired from other lenders;
- Buy-to-let loans that are part of a loan package involving multiple forms of collateral (unless that collateral is the borrower's own residence). Loans secured on multiple buy-to-let properties should be included; and
- When the ownership of a property is transferred from an individual to a corporation for administrative purposes this is not treated as new business and should not be reported unless a further advance is taken out at that point.

Geographical and counterparty scope

This collection covers buy-to-let lending to UK residents, secured on land and buildings whether or not in the United Kingdom. The collection also includes lending to non-UK residents secured on land and buildings in the United Kingdom. The collection does not cover buy-to-let lending solely to non-residents, secured on land and buildings outside of the United Kingdom. Classify the residence in accordance with Part II of the [Classification of Accounts Guide](#) for statistical reporting.

Reporting basis

All monetary values should be reported in sterling regardless of the currency of the original transaction, with translation into sterling in accordance with the [General Notes and Definitions](#) for statistical reporting.

Reporting should be carried out on the basis of calendar quarters. This collection captures all buy-to-let loans originating in the reference quarter.

Revisions

The Bank expects returns to be completed with due care and attention. However, as a result of its quality assurance process and subsequent dialogue with the reporter, revisions may be required. Alternatively, the reporter may identify potential revisions independently and should raise these with the Bank prior to resubmission. If requested to do so by the Bank, reporters must be able to provide corrected returns. Reporters should not put in place any processes or systems that restrict or discourage the resubmission of statistical returns.

Where revisions need to be reported to a loan, the whole loan submission may be deleted or it may be amended, by reporting amended values for the relevant attribute(s).

B) Field-by-field definitions

See Appendix A for summary of attributes.

*indicates phase 2 attributes, †indicates attributes that are optional for phase 1 reporting but mandatory for phase 2 reporting.

Submission information

Submitting Firm Reference

Enter the Firm Legal Entity Identifier (LEI) of the firm providing the data. If the LEI is not available, enter the FCA Firm Reference Number (FRN).

Loan attributes

Transaction Reference

Enter a unique reference for the transaction, internal to the reporting firm, that can be used to identify individual records (e.g. an account number or application number etc.), restricted to twenty characters. The transaction reference must be unique across all submissions across all reporting periods for new loans. For corrected or deleted loans, the transactions reference reported in a resubmitted report must match a transaction reference in an original submission or previous resubmission. In the case of further advances and second charge mortgages, a new transaction reference should be provided.

Book Type

Confirm that the loan is classified as:

- **R:** retail book.

Firms should only report loans in the retail book of the firm which are identifiable as buy to let lending. The Bank would expect that these loans would be widely available as a buy-to-let loan product, rather than bespoke loans to meet the needs of a particular customer.

Intermediary Reference

Enter the Firm Legal Entity Identifier (LEI) of the intermediary. If the LEI is not available, enter the FRN. If neither reference is available, enter another unique identifier used by the submitting firm. If no references are available, enter not available ('NA').

For direct sales, where the borrower does not act through an intermediary, report the Submitting Firm Reference.

Account Open Date

Enter the date of the mortgage completion or drawdown of funds, using the format YYYY-MM-DD. All loans reported within the quarter should have an account open date relating to that quarter. Loans purchased from another firm should not be included.

Loan type

Enter the loan type. Allowable options are:

- **HP: A mortgage for house purchase** defined as new secured lending where the borrower is purchasing a property.
- **LB: Let-to-buy** mortgages are a form of buy-to-let lending that allows an owner-occupier to remortgage and let out their existing property to use the funds for a new home. A let-to-buy product remortgages the borrower's current main residence onto a BTL basis, providing they purchase a new property simultaneously as a main residence.
- **RE: Remortgaging** occurs when a borrower redeems his/her current secured loan in favour of an alternative loan secured on the same property through a different lender. This should include cases where a borrower remortgages from one lender to a different lender within the same group. Loans made on previously unencumbered properties should be reported here.
- **FA: A further advance** should capture further advances to an existing borrower of the firm, secured on an existing property. It should also include a 'remortgage' by one of a firm's existing borrowers, but only where the borrower is increasing the overall secured debt (also known as internal refinancing). This will not always be transacted in exactly the same way by different lenders. Regardless of whether a firm genuinely treats the advance of new money as a further advance or whether the old loan is formally replaced with a new loan of increased size, the net increase should be reported here. Similarly, ported mortgages should be excluded, but any additional borrowing in relation to the house purchase should be reported here. Revolving loans, as part of a flexible mortgage, should not be reported as a further advance.
- **SC: Second charge** mortgages are secured lending with secondary priority behind the borrower's main (first charge) mortgage.
- **CC: Conversions from consent-to-let** should be reported when a consent-to-let mortgage is converted to a full buy-to-let mortgage and is no longer subject to temporary status.
- **NK: Not known.**

Loan Amount

Report the size of the loan at the date of completion, represented as a sterling equivalent amount. This may be made up of more than one part. It should also include fees and charges added to the loan.

In the case of mixed interest rate options/combination mortgages or where the loan is otherwise split into more than one part, this field should contain the overall mortgage balance.

For Further Advances and second charge mortgages report the amount of additional borrowing only. Where one loan is redeemed with the same lender and a new loan taken out for a higher amount, the

amount of additional borrowing should be the size of the new loan less the value of the previous mortgage outstanding immediately prior to completion.

For remortgages, report the total loan amount.

For conversions from consent-to-let, report the total loan amount.

Where a borrower does not use the full amount of the mortgage issued, report the outstanding balance on completion.

Extra Money Lent

For remortgages and let-to-buy report the amount of extra money lent, when the new mortgage is larger than the previous mortgage, represented as a sterling equivalent amount. The reported value should be the extra money lent as the size of the new loan reported less the value of the previous mortgage outstanding immediately prior to completion. This does not include taking up a pre-agreed facility, which should be reported within the loan amount.

Report '0' if no extra money was lent or the new mortgage is smaller than the previous mortgage.

Report '0' if loan type is anything other than a remortgage, consent-to-let conversion or let-to-buy. Extra money lent through further advances and second charge mortgages should be reported within the loan amount.

For conversions from consent-to-let, report any additional money lent, where the new buy-to-let mortgage is higher than the previous consent-to-let mortgage.

Example of reporting of loan type, loan amount and extra money lent

Example situation	Loan type	Loan amount	Extra money lent
Borrower takes out a mortgage for house purchase with an initial balance of £250,000	House purchase	250,000	0
Borrower takes out a mortgage for house purchase for £250,000, but initial balance is only £200,000	House purchase	200,000	0
Borrower draws a further advance of £20,000	Further advance	20,000	0
Borrower remortgages with same lender and initial balance is £270,000 (£20,000 more than before) – also known as internal refinancing	Further advance	20,000	0
Borrower remortgages with a different lender and initial balance is £270,000 (£20,000 more than before)	Remortgage	270,000	20,000
Borrower remortgages with a different lender and initial balance is £250,000 (same as before)	Remortgage	250,000	0
Borrower remortgages their existing home with an initial balance of £270,000 (£20,000 more than before)	Let-to-buy	270,000	20,000

Borrower converts their consent-to-let mortgage to a buy-to-let mortgage. The initial balance is £270,000 (£20,000 more than before)	Conversion from consent-to-let	270,000	20,000
Borrower takes out a second charge mortgage with initial balance of £20,000	Second charge	20,000	0

Purpose of Additional Funds

Enter the main purpose of extra money lent. Allowable options are:

- **E:** Extra funds lent to expand or re-leverage BTL portfolio.
- **I:** Extra money lent for improvements to rental property.
- **O:** Extra funds lent for other use.
- **NA:** Not applicable (for house purchase only).
- **NE:** No extra money lent.
- **NK:** Not known.

In the case that more than one option applies, report according to the largest element or main purpose of the loan.

*Currency

Enter the currency that the original transaction was made in. Allowable options are:

- **GBP:** Pound sterling.
- **EUR:** Euros.
- **USD:** US dollar.
- **JPY:** Japanese yen.
- **OTH:** Other foreign currency.

For transactions made in multiple currencies, report the currency for the largest element of the loan.

*Lender Fee Amount

Report all fees and charges charged by the mortgage lender included in the calculation of the annual percentage rate (e.g. application, reservation and valuation fees). For example, fees for advising on or arranging the regulated mortgage contract, and product fees such as application, reservation and valuation fees. These should not include any fees paid by the lender which are not passed onto the customer. All fees reported here should only be those borne by the customer.

Report '0' where there are no lender fees.

*Capitalised fees

Report all fees and charges charged by the mortgage lender added into the interest-bearing balance (e.g. application, reservation and valuation fees).

*Loan Regulation

Report whether or not the loan is regulated. Allowable options are:

- **C: Consumer buy-to-let:** Report loans issued through regulated buy-to-let mortgage contracts governed by the European Mortgage Credit Directive (MCD) which was implemented in March 2016. For further details see [MCD Order 2015](#).
- **O: Other regulated:** Report other loans issued through regulated buy-to-let mortgage contracts loans, defined by [PERG 4.4](#) of the FCA Handbook. An example of such a loan is where a parent buys a house or flat for use by a student son or daughter, with a plan to take in other students on a rental basis.
- **N: Not Regulated.**

Mortgage Term

Enter the term of the loan in months at the date reported in Account Open Date.

This is the length of the loan from the date the product was opened until the maturity of the loan.

Where the loan is split into more than one part, report the term applying to the largest part of the loan.

Repayment Method

Enter the repayment method at point of origination. Allowable options are:

- **C:** Capital and interest.
- **I:** Interest only.
- **M:** Part and part.

Report low start mortgages (i.e. mortgages where payments are made on an interest-only basis for a set period at the start of the mortgage, but payments contractually revert to a repayment basis after this set period) as interest-only.

Initial Gross Rate

Enter the initial gross nominal rate of interest charged on the loan at origination to 2 decimal places (e.g. 4.99). This should take account of any discount being provided.

This should exclude fees and cashback.

If there are multiple elements of the same loan report the interest rate applied to the largest element of the loan.

For further advances and second charge mortgages, the rate should apply to this element of the loan.

Interest Rate Type

Enter the interest type at the point of loan origination.

If there are multiple products related to the same loan, report the interest rate applied to the largest element of the loan. Allowable options are:

- **F: Fixed rate:** Under a fixed rate mortgage, the interest rate remains the same throughout the period of the deal, even if there is a change in the Bank of England Bank Rate. After the fixed period ends the mortgage will automatically move to a reversion rate. This should include stepped rates.
- **D: Discounted variable rate:** A discounted variable rate mortgage offers a discount on a specified interest rate, such as a lender's Standard Variable rate. The discount can be for an introductory term. At the end of the discount period, the rate would then stay on the specified interest rate. Early repayment charges will usually apply during the discount period.
- **T: Rate tracker:** Rate tracker mortgage products are linked to a specified rate such as the Bank of England's Bank Rate or London Interbank Offered Rate (LIBOR) and the margin between the reference rate and the mortgage is fixed for a specific time period. Lifetime tracker mortgages should be included.
- **S: Standard Variable rate:** A Standard Variable rate (SVR) is a variable rate determined by the lender with no early repayment charge. It is usually used as a reversion rate when a product comes to the end of its initial rate. Note that this interest rate type should only be reported for mortgages charging the SVR from the start of the loan.
- **O: Other.**

*Reversion Rate

Enter the reversion rate of interest at the time of loan origination following the end of the initial rate. Report to 2 decimal places.

If there are multiple products related to the same loan, report the reversion rate applied to the largest element of the loan. In the case of a stepped rate, where there are several initial rates report the final rate, e.g. a fixed rate, followed by a tracker rate, which then reverts to a Standard Variable rate (SVR), report the SVR.

Where there is no reversion rate, report:

- **NA:** Not applicable.

*Reversion Rate Type

The current reversion rate type should be reported.

If there are multiple products related to the same loan report the reversion rate type applied to the largest element of the loan. Allowable options are:

- **F: Fixed rate:** Under a fixed rate mortgage, the interest rate remains the same throughout the period of the deal, even if there is a change in the Bank of England Bank Rate. After the fixed period ends the mortgage will automatically move to a reversion rate. This should include stepped rates.
- **D: Discounted variable rate:** A discounted variable rate mortgage offers a discount on a specified interest rate, such as a lender's Standard Variable rate. The discount can be for an introductory term. At the end of the discount period, the rate would then stay on the specified interest rate. Early repayment charges will usually apply during the discount period.
- **T: Rate tracker:** Rate tracker mortgage products are linked to a specified rate such as the Bank of England's Bank Rate or London Interbank Offered Rate (LIBOR) and the margin between the reference rate and the mortgage is fixed for a specific time period. Lifetime tracker mortgages should be included.
- **S: Standard Variable rate:** A Standard Variable rate (SVR) is a variable rate determined by the lender with no early repayment charge. It is usually used as a reversion rate when a product comes to the end of its initial rate..
- **O: Other.**
- **NA:** Not applicable.

Where there is no reversion rate, report 'NA'.

***Capped Interest Rate**

Enter information on whether the initial rate and/or the reversion rate are capped. A capped rate is a type of variable rate mortgage where the interest rate cannot go above a ceiling.

Allowable options are:

- **N:** No caps.
- **Y:** Rate is capped.

Date Initial Rate Ends

Enter the date at which a fixation period, discount, or fixed margin above a reference rate is due to end. At this point the product will move automatically to the reversion rate. Use the format YYYY-MM-DD.

Report for any product where an initial rate later converts to a reversion rate. For example, fixed, capped, tracker or discounted rates where the customer is paying an initial rate for a set period.

Where there are several initial rates, e.g. a fixed rate, followed by a tracker rate, which then reverts to a Standard Variable rate (SVR), report the date when the rate reverts to the SVR.

When an initial rate lasts for the full term of the mortgage, e.g. a lifetime tracker, or a fixed rate that lasts for the full term, report the end of term date. If the current rate is not an initial rate, in the case of an SVR, report the end of term date.

If there are multiple products related to the same loan report the interest rate applied to the largest element of the loan.

Stressed Rate

Enter the 'Stressed' Interest rate used in the assessment of affordability to 2 decimal places. This is the interest rate used in the assessment of affordability to take account of likely future interest rate increases.

Report the actual rate used, e.g. sum of product rate plus any increment or flat rate. If the origination rate is used as the stressed rate, report the origination rate.

If there are multiple products related to the same loan report the stressed rate applied to the largest element of the loan. If a stressed rate has not been used, report the initial rate.

***Type of Affordability Assessment**

Enter how the affordability of the loan was assessed on application. Allowable options are:

- **I:** Affordability of the mortgage tested purely on the interest coverage ratio (ICR) of the mortgage.
- **B:** Affordability of the mortgage assessed on both the ICR of the mortgage and the income of a single borrower.
- **J:** Affordability of the mortgage assessed on both the ICR of the mortgage and the income of multiple borrowers.
- **S:** Affordability of the mortgage assessed solely on the income of a single borrower.
- **M:** Affordability of the mortgage assessed solely on the income of multiple borrowers.
- **O:** Affordability of the mortgage assessed more widely than above (e.g. based on multiple properties).
- **NA:** Not assessed.

For this purpose, ICR is defined as the ratio of the expected monthly rental income from the buy-to-let property to the monthly interest payments.

For this purpose personal income should equate to what is reported within borrower income.

If a loan has multiple borrowers but affordability is assessed on the income of a single borrower report 'B' or 'S' as appropriate.

***Other Property Equity**

Report whether equity in any other properties (either other rental properties or the borrower's own residence) was taken into consideration in the loan assessment or included as additional security.

Report:

- **N:** No.

- **A:** Yes, other equity was taken into consideration in the loan assessment but not included as additional security.
- **S:** Yes, other equity was included as additional security in the loan assessment.

***Buy-to-let portfolio with same lender**

Enter the total number of buy-to-let mortgages the borrower has with the reporting firm. In the event of multiple borrowers, report the number of mortgages across all borrowers e.g. if a husband and wife are applying for a mortgage and the husband holds three mortgages (one of which held jointly with his wife) and the wife holds another mortgage separately, report four. This should not include any mortgage on the main residence of the borrower(s), but should include property or properties that will be added to the portfolio as part of the application.

Do not include any mortgages held separately by guarantors or secured against properties located outside the United Kingdom.

***Buy-to-let total portfolio**

Enter the total number of buy-to-let mortgages within the total borrower portfolio. This should be reported on the same basis as above.

If not available report:

- **NA:** Not available.

***Probability of Default:**

Enter the probability of default derived from the credit score as used by the firm to inform the underwriting decision. This should be reported to 4 dp (e.g. 0.0045, representing 0.45%)

Report the probability of default score that is generated for new customers and is used for customer management purposes; this may or may not be the internal ratings-based probability of default used in Basel models.

If not used report:

- **NA:** Not applicable.

Property attributes

Please report each of the following property attributes for each buy-to-let property which the mortgage is secured against subject to a rental agreement. Properties may be listed in any order, but the ordering must be consistent across the following attributes. If the number of properties is more than 20, please contact us for further guidance.

Property Reference

Enter a unique reference for each property, internal to the reporting firm that can be used to identify individual properties, restricted to twenty characters. These should be static over time. This could be the Land Registry number or a unique property reference number used by the local council. The latter

may be more appropriate where the Land Registry hold both a leasehold and a freehold title number for a property.

For let-to-buy this should relate to the existing property which is being remortgaged and rented out rather than the borrower's new residential home. If a unique property reference is not available across multiple properties, a property reference should be reported with 1, 2, 3 etc, added at the end.

Property Post Code

Report the postcode for each property. For new build properties (i.e. if New Dwelling equals 'N') where firms are able to only report the first half of the postcode (e.g. AB1). In all other cases, the full postcode should be provided (e.g. AB1 2CD).

If the property is located outside of the UK, report this as:

- **O**: outside the UK.

For properties located outside the UK, only property reference and property value need to be reported under property attributes. For let-to-buy, report the post code of the existing property which is being remortgaged and rented out.

New Dwelling

Enter whether the dwelling is new. Allowable options are:

- **N**: New.
- **E**: Existing.
- **NK**: Not known.
- **NA**: Not applicable.

Report 'N' if the property is a new build property, i.e. the dwelling is being occupied for the first time. It does not include new conversions of older dwellings.

Report 'NA' if the property is located outside of the UK.

Property Value

Report the market value of each property, represented as a sterling equivalent amount. The value reported should be based on the surveyors' valuation, a valuation index, or other method that the product provider used to determine the market value used in the assessment of the application. In the case of staged construction or self-build schemes, report expected final value of property at the time the lending decision is made.

For let-to-buy this should be the value of the existing property which is being remortgaged and rented out.

Purchase Price

Report the purchase price of the property as stated on the mortgage application, represented as a sterling equivalent amount. Report the purchase price only for a house purchase. For let-to-buy, other loan types and if the property is located outside of the UK, report:

- **NA:** Not applicable.

Monthly Rental Income

Report the value of expected gross rental income per month for the property in this application, represented as a sterling equivalent amount. This should be the rental income used in underwriting. Where payments are to be collected on a basis other than monthly, such as quarterly or annually, report the monthly equivalent (e.g. for annual payments, report one twelfth of the annual payment).

If rental income has not been used, or if the property is located outside of the UK, report:

- **NA:** Not applicable.

***Type of Dwelling**

Enter the dwelling type. Allowable options are:

- **B:** Bungalow.
- **D:** Detached house.
- **S:** Semi-detached house.
- **T:** Terraced house.
- **H:** House: type unknown.
- **F:** Converted flat or maisonette.
- **P:** Purpose-built flat or maisonette.
- **A:** Flat: type unknown.
- **U:** Multi-unit freehold blocks (MUFBs).
- **C:** Part-commercial (i.e. a flat above a shop).
- **M:** Multiple properties.
- **O:** Other.
- **NK:** Not known.
- **NA:** Not applicable.

Report 'NA' if the property is located outside of the UK.

***House in Multiple Occupation**

Enter whether the dwelling will be used as a House in Multiple Occupation (HMO). Allowable options are:

- **Y:** Yes.
- **N:** No.
- **NK:** Not known.
- **NA:** Not applicable.

Report 'Y' where the borrower is applying for an HMO licence, or an HMO licence is already in place. A dwelling should be classified as an HMO in accordance with the definition used by the lender for the purposes of assessing the affordability.

Report 'NA' if the property is located outside of the UK.

Number of Bedrooms

Enter the number of bedrooms that the property is intended to have, rather than the number of rooms used as bedrooms.

If the property is located outside of the UK report:

- **NA:** Not applicable.

Borrower attributes

Please report the following information for each named borrower and guarantor. A guarantor should be considered as a borrower for the purposes of reporting, where their income has been taken into account in the affordability assessment. Borrowers and guarantors may be listed in any order, but the ordering must be consistent across the following items.

***Borrower Reference**

Enter a unique reference for each borrower or guarantor, internal to the reporting firm that can be used to identify individual borrowers, restricted to twenty characters. These should be static over time. If multiple people take out a buy-to-let mortgage jointly for a single property, the borrower references should uniquely identify all borrowers. Where a customer uses multiple limited companies or partnerships to manage their buy-to-let portfolio, the borrower reference should identify each SME uniquely. If a unique borrower reference is not available across multiple borrowers, a borrower reference should be reported with 1, 2, 3 etc. added to the end.

***Borrower Status**

Enter whether the listed borrower is a named borrower or a guarantor. Allowable options are:

- **B:** Named borrower.
- **G:** Guarantor.

For guarantors, only the following information needs to be reported: borrower reference, date of birth, borrower postcode, borrower sector and borrower income.

*Borrower Sector

Enter the sectoral classification of each borrower or guarantor. Allowable options are:

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- **I:** Individuals (and individual trusts).
- **U:** Unincorporated business (other than unlimited liability partnerships). Limited partnerships and limited liability partnerships, which derive their status from the Limited Partnerships Act 1907 and Limited Liability Partnerships Act 2000 respectively, should be classified as financial or non-financial corporations. Unlimited liability partnerships should be reported as corporations.
- **S:** Small and medium private non-financial corporations (PNFCs). PNFCs with an annual debit turnover of up to £25m on the firm's business accounts should be included here.
- **L:** Large PNFCs. PNFCs with an annual debit turnover of over £25m on the firm's business accounts should be included here.
- **O:** Other. Other financial corporations (OFCs) should be included here, including special purpose vehicles (SPVs).

See the [Classification of accounts guide](#) for further information.

+Date of Birth

For individuals, enter the date of birth of the borrower or guarantor, using the format YYYY-MM-DD.

*Date of Registration

For sectors excluding individuals, enter the date that the company was legally registered, using the format YYYY-MM-DD.

If not available, report:

- **NA:** Not available

*Borrower Postcode

Report the postcode of the main place of residence of the borrower or guarantor. In the case of a business, report the registered address of the firm.

If the borrower or guarantor is resident outside of the UK, report this as:

- **NR:** Non-resident.

If this relates to a let-to-buy mortgage and the borrower's new address is not known at the point of application, report:

- **NK:** Not known.

***Borrower Income:**

Report the total gross income of each borrower or guarantor that has been used for the purpose of the affordability assessment.

Report all gross annual income taken into consideration in the assessment (such as income from employment, self-employment, pensions, savings and investments, including other rental properties). Report income before tax and any reductions applied by the lender (e.g. where only a certain percentage of income is taken into account in the affordability assessment). Do not include bonuses, pension contributions, and prospective rental income from the property being purchased with the mortgage for which the data return is being completed.

For lending to firms, i.e. if Borrower Sector = Unincorporated business (U), Small/medium PNFC (S), Large PNFC (L) or Other (O), report all income taken into consideration in the affordability assessment.

Other allowable options are:

- **NA:** Not applicable. Report for non-residents.
- **NS:** Not assessed. 'NS' may only be reported if borrower income was not assessed as part of the affordability assessment i.e. Type of income assessment = 'I'.

***Borrower Tax Rate**

If the tax rate is taken into account in the affordability assessment, report the marginal rate of income tax each borrower will be paying once prospective rental income from the property being purchased and all other sources of income are taken into account. This should be reported as a percentage to 1dp (e.g. 40.0). Other allowable options are:

- **NA:** Not applicable 'NA' can be reported if 'Borrower Sector = Unincorporated business (U), SME (S), Large corporate (L) or Other (O). Report 'NA' for non-residents or guarantors.
- **NS:** Not assessed. Report if tax rate not taken into consideration in affordability assessment.

***Borrower Impaired Credit History**

Enter the impaired credit history of the borrower. Report for one of the following categories in the order that they are listed (i.e. if a borrower satisfies 'B' and 'A', report 'B') .

- **B:** subject to a **bankruptcy** order at any time within the last three years, where a 'bankruptcy order' includes a declaration as to bankruptcy made by the sheriff or the Accountant in Bankruptcy in Scotland.
- **D:** being subject to a **debt relief order** at any time within the last three years, where a 'debt relief order' includes LILA (Low Income Low Asset) Bankruptcy in Scotland.
- **V:** being subject to an **Individual voluntary arrangement (IVA)** at any time within the last three years, where an 'individual voluntary arrangement' includes a protected trust deed in Scotland.

- **A: arrears** on previous or current mortgage or other secured or unsecured loan within the last two years, where the cumulative amount overdue at any point reached three or more monthly payments.
- **NA:** not applicable.
- **NC:** No impaired credit history.
- **NK:** Not known.

Firms should not include technical arrears as part of the definition. 'Technical arrears' means circumstances where the borrower has been the victim of an administrative error giving rise to late payment.

In the case of loans involving two or more borrowers, the impaired credit test is whether any one of the borrowers individually meets any of the listed impaired credit conditions.

Report 'NA' for guarantors and if Borrower sector is a UB, SME or large corporate.

***County Court Judgements**

Report for each borrower that has been the subject of one or more County Court Judgements (CCJs), with a total value greater than £500, within the last three years (whether satisfied or unsatisfied).

Report '0' where the borrower does not have any CCJs, or if total value of CCJs is less than or equal to £500.

A reference to the 'county court' is a reference to the county court in England and Wales, the county court in Northern Ireland and the sheriff court in Scotland.

For guarantors and if Borrower sector is a UB, SME or large corporate report:

- **NA:** Not applicable.

***Borrower Tenure**

Enter the tenure status of the borrower.

Allowable options are:

- **H:** Owner-occupier.
- **R:** Renter.
- **O:** Other (e.g. living with parents).
- **NK:** Not known.
- **NA:** Not applicable.

Report 'NA' for guarantors and if Borrower sector is a UB, SME or large corporate.

***Credit Score**

Report the credit score of the borrower as at origination, to the nearest whole number (e.g. 700).

Other allowable options are:

- **NA:** Not applicable.

Report 'NA' for guarantors and if Borrower sector is a UB, SME or large corporate, or if a credit score is not used.

***Credit Score Provider**

Report the credit score provider used by the lender. Allowable options are:

- **X:** Experian.
- **Q:** Equifax.
- **C:** Call Credit.
- **O:** Other.
- **I:** Internal Score.
- **NA:** Not applicable.

Report 'NA' for guarantors and if Borrower sector is a UB, SME or large corporate, or if a credit score is not used.

Memo items – aggregated

The following should be provided as aggregated figures:

House purchase approvals

Enter the number of buy-to-let mortgage approvals for house purchase (gross of cancellations) during the quarter. An approval for house purchase refers to the firm offer to a customer (usually after a survey has been conducted) of a credit facility linked to a specific house or other dwelling. Institutions should include the total number of agreed advances (whether or not the offer has been accepted by the prospective borrower), ~~along with amounts recommended for retention and all instalment elements and further advances.~~ They should exclude any loans secured on residential property acquired as a package from other lenders.

House purchase approval cancellations

Enter the number of buy-to-let mortgage approval cancellations during the quarter. Include here the number of cancelled approvals which have been identified during the period by the reporting institution, i.e. where an approval has been made (and included in this return, either this quarter or in a previous quarter) but not taken up, and the outstanding approval has then been cancelled by the reporting institution.

Appendix 1: List of phase 1 and phase 2 attributes

Attribute	Data type	Enumeration	Collected currently by CML	Phase	Optional attributes for phase 1
Submission attributes					
Submitting Firm Reference	String		✓	1	
Loan attributes (to be reported for each loan)					
Transaction Reference	String		✓	1	
Book Type	Category	R: Retail		1	
Intermediary Reference	String	NA: Not available	✓	1	
Account Open Date	Date (YYYY-MM-DD)		✓	1	
Loan Type	Category	HP: House purchase LB: Let-to-buy RE: Remortgaging FA: Further advance SC: Second charge CC: Consent-to-let conversion NK: Not known	✓	1	
Loan Amount	Numeric (£)		✓	1	
Extra Money Lent	Numeric (£)		✓	1	
Purpose Of Additional Funds	Category	E: Extra funds lent to expand or re-leverage BTL portfolio I: Extra money lent for improvements to rental property O: Extra funds lent for other use NA: Not applicable NE: No extra money lent NK: Not known	✓ ¹	1	
Currency	Category	GBP: Pound sterling EUR: Euros USD: US dollar JPY: Japanese yen OTH: Other foreign currency		2	
Lender Fee Amount	Numeric (£)			2	
Capitalised fees	Numeric (£)			2	
Loan Regulation	Category	C: Consumer buy-to-let O: Other regulated N: Not regulated	✓	1	✓
Mortgage Term	Integer (months)		✓	1	
Repayment Method	Category	C: Capital and interest I: Interest only M: Part and part	✓	1	
Initial Gross Rate	Numeric (%) - 2dp		✓	1	
Interest Rate Type	Category	F: Fixed rate D: Discounted variable rate T: Rate tracker S: Standard variable rate O: Other	✓	1	

¹ The CML collect a narrower breakdown.

Reversion Rate	Numeric (%) - 2dp	NA: Not applicable		2	
Reversion Rate Type	Category	F: Fixed rate D: Discounted variable rate T: Rate tracker S: Standard variable rate O: Other NA: Not applicable		2	
Capped Interest Rate	Category	N: No caps Y: Rate is capped		2	
Date Initial Rate Ends	Date (YYYY-MM-DD)		✓	1	
Stressed Rate	Numeric (%) - 2dp		✓	1	
Type of Affordability Assessment	Category	I: Interest cover ratio (ICR) only B: ICR and the income of a single borrower J: ICR and income of multiple borrowers S: Income of a single borrower only M: Income of multiple borrowers O: Assessed more widely (e.g. based on multiple properties) NA: Not assessed		2	
Other Property Equity	Category	N: No A: Yes – taken into consideration in the loan assessment S: Yes – included as additional security		2	
Buy-to-let Portfolio with Same Lender	Integer			2	
Buy-to-let Total Portfolio	Integer	<u>NA: Not applicable</u>		2	
Probability of Default	Integer (4dp)	NA: Not applicable		2	
Property attributes (in the case of multiple properties to be reported for each property)					
Property Reference	String			1	
Property Post Code	String	O: Outside the UK	✓	1	
New Dwelling	Category	N: New dwelling E: Existing dwelling NK: Not known NA: Not applicable	✓	1	
Property Value	Numeric (£)		✓	1	
Purchase Price	Numeric (£)	NA: Not applicable	✓	1	
Monthly Rental Income	Numeric (£)	NA: Not applicable	✓	1	
Type of Dwelling	Category	B: Bungalow D: Detached house S: Semi-detached house T: Terraced house H: House: type unknown F: Converted flat or maisonette P: Purpose-built flat or maisonette A: Flat: type unknown U: Multi-unit freehold blocks (MUFBs) C: Part-commercial (i.e. a flat above a shop) M: Multiple properties (in the case of portfolio loans)	✓	1	✓

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		O: Other NK: Not known NA: Not applicable			
House in Multiple Occupation	Category	Y: Yes N: No NK: Not known NA: Not applicable		2	
Number of Bedrooms	Integer	NA: Not applicable	✓	1	
Borrower attributes (in the case of multiple borrowers to be reported for each borrower)					
Borrower Reference	String			1	✓
Borrower Status	Category	B: Named borrower G: Guarantor		2	
Borrower Sector	Category	I: Individual U: Unincorporated business S: SME L: Large corporate O: Other		2	
Date of Birth ²	Date (YYYY-MM-DD)		✓	1	✓
Date of Registration ³	Date (YYYY-MM-DD)	NA: Not available		2	
Borrower Postcode	String	NR: Non-resident NK: Not known		2	
Borrower Income	Numeric (£)	NA: Not applicable NS: Not assessed		2	
Borrower Tax Rate	Numeric (%) - 1dp	NA: Not applicable NS: Not assessed		2	
Borrower Impaired Credit History	Category	B: Bankruptcy order D: Debt relief order V: Individual Voluntary Arrangement (IVA) A: Arrears NA: Not applicable NC: No impaired credit history NK: Not known		2	
County Court Judgement	Numeric (£)	NA: Not applicable		2	
Borrower Tenure	Category	H: Owner-occupier R: Renter O: Other NK: Not known NA: Not applicable		2	
Credit Score	Integer (0dp)	NA: Not applicable		2	
Credit Score Provider	Category	X: Experian Q: Equifax C: Call Credit O: Other I: Internal Score NA: Not applicable		2	
Memo items (aggregated)					
House Purchase Approvals	Integer			2	

² Date of Birth applies to individuals only

³ Date of Registration applies to sectors excluding individuals.

House Purchase Approval Cancellations	Integer			2	
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