Buy to Let (BTL) decision tree

This decision tree will determine if your client’s application is IPL or Consumer BTL.

1. **Will the property be rented to close relatives or do the applicant(s) intend to live in the property in the future?**
   - **Yes** → **MCOB regulated**
   - **No**

2. **House purchase or remortgage?**
   - **House purchase**
     - **Yes** → **Consumer BTL**
     - **No** → **Remortgage**
   - **Remortgage**
     - **Yes**
       - **Do ALL applicant(s) currently have a rental property in addition to the property being mortgaged?**
         - **Yes** → **Investment Property Loan (IPL)**
         - **No**
           - **Have any of the applicant(s) or a close relative lived in the property being mortgaged during the time of ownership?**
             - **Yes** → **Investment Property Loan (IPL)**
             - **No**
               - **Has the applicant(s) acquired the property being mortgaged from a means other than a purchase, e.g. inherited, gifted?**
                 - **Yes** → **Investment Property Loan (IPL)**
                 - **No**