



BANK OF ENGLAND

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# A loan-level data collection for buy-to-let lending: phase 2

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Data Model Report

29 September 2016<sup>1</sup>

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## Table of Contents

<b>1</b>	<b>Introduction</b>	<b>4</b>
<b>2</b>	<b>Data Model Diagrams</b>	<b>4</b>
2.1	Buy-to-Let Borrower Diagram	4
2.2	Buy-to-Let Loan Diagram	5
<b>3</b>	<b>Classes</b>	<b>5</b>
3.1	COLLATERAL PROPERTY	5
3.2	CREDIT SCORE	6
3.3	DEBT	6
3.4	FINANCIAL INSTRUMENT	7
3.5	IMPAIRED CREDIT RATING	7
3.6	INCOME	8
3.7	INDIVIDUAL	8
3.8	INTEREST RATE	9
3.9	LOAN	10
3.10	LOAN AGREEMENT	10
3.11	LOAN ASSESSMENT	12
3.12	LOAN COLLATERAL	12
3.13	MORTGAGE APPROVALS	12
3.14	ORGANISATION	13
3.15	PARTY	13
3.16	PARTY CLASSIFICATION	14
3.17	PARTY IDENTIFIER	14
3.18	PARTY RATING	14
3.19	PARTY ROLE	15
3.20	PARTY ROLE AGREEMENT	15
3.21	PARTY SITE	15
3.22	PHYSICAL ADDRESS	16
3.23	PORTFOLIO SIZE	16
3.24	RATING	17
3.25	SECTOR	17
<b>4</b>	<b>Enumerations</b>	<b>18</b>
4.1	ADDITIONAL FUNDS PURPOSE	18
4.2	AFFORDABILITY ASSESSMENT TYPE	18
4.3	AGREEMENT ROLE TYPE	18
4.4	BOOK TYPE	19
4.5	CREDIT SCORE PROVIDER	19
4.6	CURRENCY	19
4.7	DWELLING TYPE	19
4.8	IDENTIFIER TYPE	20
4.9	IMPAIRED CREDIT TYPE	20
4.10	INTEREST RATE TYPE	20
4.11	LOAN REGULATION TYPE	21
4.12	LOAN TYPE	21
4.13	NEW DWELLING CATEGORY	22



# BANK OF ENGLAND

4.14	OTHER PROPERTY EQUITY .....	22
4.15	RATING TYPE .....	22
4.16	REPAYMENT METHOD .....	22
4.17	SECTOR .....	23
4.18	SITE USAGE .....	23
4.19	TENURE CATEGORY .....	23

# 1 Introduction

This document details the business data attributes for the Buy-to-Let reporting requirements for the Bank of England along with the business relationships between them and their definitions.

Note that some of the enumerations used in the data model differ slightly from those of the xml schema document as the optionality between data classes accounts for the 'Not Applicable' option.

## 2 Data Model Diagrams

### 2.1 Buy-to-Let Borrower Diagram

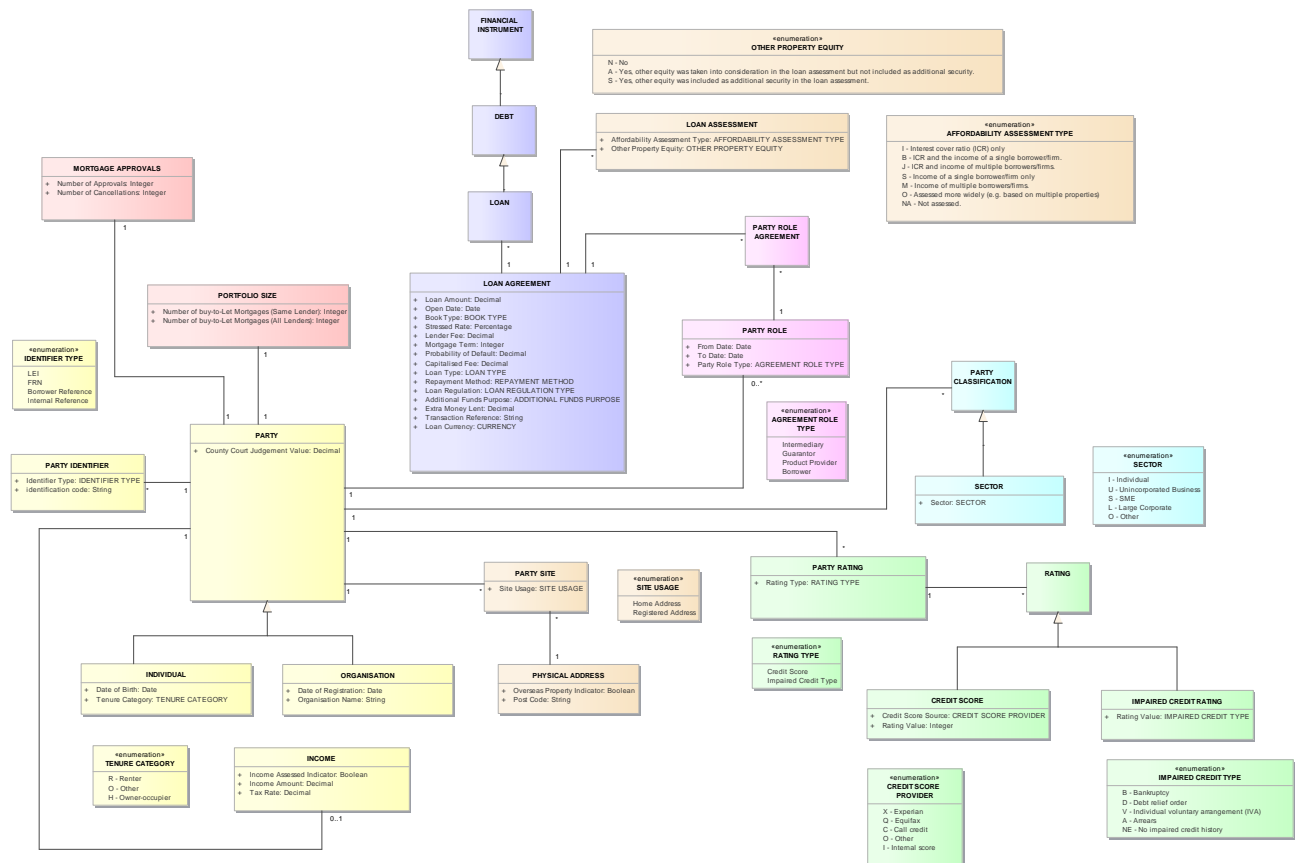


Figure 1: Buy-to-Let Borrower

## 2.2 Buy-to-Let Loan Diagram

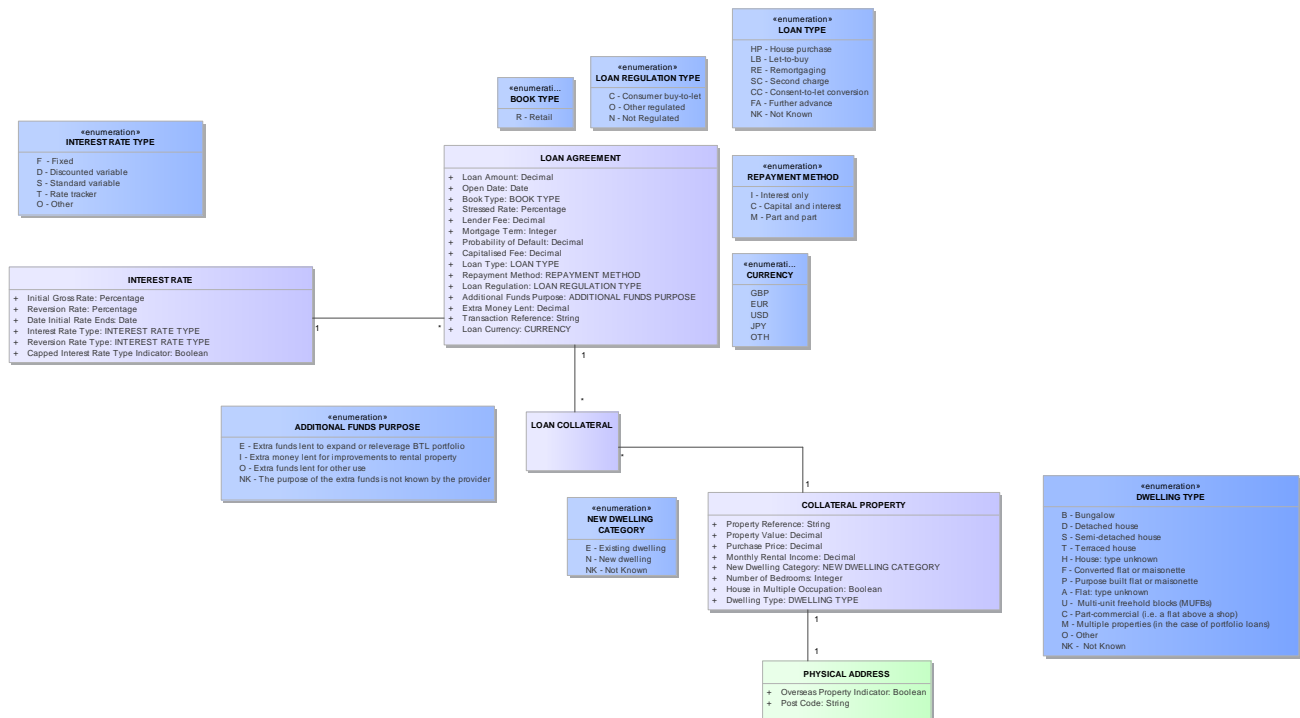


Figure 2: Buy-to-Let Loan

## 3 Classes

### 3.1 COLLATERAL PROPERTY

Class Properties	
Definition:	Property which the mortgage is secured against subject to a rental agreement.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Property Reference	String	A unique reference for each property, internal to the reporting firm that can be used to identify individual properties. The field is restricted to twenty characters which should be static over time. This could be the Land Registry number or a unique property reference number used by the local council.  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.
Property Value	Decimal	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

Attributes		
Name	Type	Description
		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 is the value of the existing property which is being remortgaged and rented out.
Purchase Price	Decimal	The purchase price of the property as stated on the mortgage application, represented as a sterling equivalent amount. This is only applicable to house purchase, i.e for let-to-buy, other loan types and if the property is located outside of the UK, this is not applicable.
Monthly Rental Income	Decimal	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, this will be one twelfth of the annual payment).
New Dwelling Category	NEW DWELLING CATEGORY	Indication as to whether the property is new.
Number of Bedrooms	Integer	The number of bedrooms that the property is intended to have, rather than the number of rooms used as bedrooms.
House in Multiple Occupation	Boolean	Indicates whether the dwelling will be used as a House in Multiple Occupation (HMO), 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.
Dwelling Type	DWELLING TYPE	The type of dwelling

## 3.2 CREDIT SCORE

Class Properties	
Definition:	A credit score is a numerical expression based on a level analysis of a person's credit files, to represent the creditworthiness of the person. A credit score is primarily based on a credit report information typically sourced from credit bureaus.
Sub Type Of:	<a href="#">RATING</a>
Super Type Of:	

Attributes		
Name	Type	Description
Credit Score Source	CREDIT SCORE PROVIDER	The provider of the credit score.
Rating Value	Integer	The credit score of the borrower as at origination.

## 3.3 DEBT

Class Properties	
Definition:	A debt instrument is a paper or electronic obligation that enables the issuing party to raise funds by promising to repay a lender in accordance with terms of a contract. Types of debt instruments include notes, bonds, debentures, certificates, mortgages, leases or other agreements between a lender and a borrower.
Sub Type Of:	<a href="#">FINANCIAL INSTRUMENT</a>
Super Type Of:	<a href="#">LOAN</a>

### 3.4 FINANCIAL INSTRUMENT

Class Properties	
Definition:	Financial instruments are tradable assets of any kind. They can be cash, evidence of an ownership interest in an entity, or a contractual right to receive or deliver cash or another financial instrument. <a href="#">International Accounting Standards</a> IAS 32 and <a href="#">39</a> define a financial instrument as "any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity".
Sub Type Of:	
Super Type Of:	<a href="#">DEBT</a>

### 3.5 IMPAIRED CREDIT RATING

Class Properties	
Definition:	Impaired credit is usually the result of financial stress brought on by a change in circumstances for an individual or entity.
Sub Type Of:	<a href="#">RATING</a>
Super Type Of:	

Attributes		
Name	Type	Description
Rating Value	IMPAIRED CREDIT TYPE	<p>The impaired credit history of the borrower.</p> <p>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.</p> <p>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.</p> <p>This is not applicable to guarantors or borrowers with sector UB, SME or large corporate.</p>

## 3.6 INCOME

Class Properties	
Definition:	Details of the income of the individual.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Income Assessed Indicator	Boolean	Indicates that the income has been assessed.
Income Amount	Decimal	<p>The total gross income of each borrower or guarantor that has been used for the purpose of the affordability assessment.</p> <p>This is 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).</p> <p>Income is calculated 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). Bonuses, pension contributions, and prospective rental income from the property being purchased are not included.</p>
Tax Rate	Decimal	If the tax rate is taken into account in the affordability assessment, this is 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.

## 3.7 INDIVIDUAL

Class Properties	
Definition:	A single human being as distinct from a group.
Sub Type Of:	<a href="#">PARTY</a>
Super Type Of:	

Attributes		
Name	Type	Description
Date of Birth	Date	The day, month, and year in which an individual was born.
Tenure Category	TENURE CATEGORY	The tenure category of the borrower.



## 3.8 INTEREST RATE

Class Properties	
Definition:	The proportion of a loan that is charged as interest to the borrower, typically expressed as an annual percentage of the loan outstanding.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Initial Gross Rate	Percentage	<p>The initial gross nominal rate of interest charged on the loan at origination. This should take account of any discount being provided and be gross of any fees/cashback.</p> <p>If there are multiple elements of the same loan then this would be the interest rate applied to the largest element of the loan.</p> <p>For further advances and second charge mortgages, the rate should apply to this element of the loan.</p>
Reversion Rate	Percentage	<p>The reversion rate of interest at the time of loan origination following the end of the initial rate.</p> <p>If there are multiple products related to the same loan, this is the reversion rate applied to the largest element of the loan. In the case of a stepped rate, 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), this is the rate when the rate reverts to the SVR.</p>
Initial Rate End Date	Date	<p>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.</p> <p>This relates to 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.</p> <p>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), then this is the date when the rate reverts to the SVR.</p> <p>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, then this is the end of term date. If the current rate is not an initial rate, in the case of an SVR, then this is the end of term date.</p> <p>If there are multiple products related to the same loan this is the interest rate applied to the largest element of the loan.</p>
Interest Rate Type	INTEREST RATE TYPE	<p>The interest type at the point of loan origination.</p> <p>If there are multiple products related to the same loan this is the interest rate applied to the largest element of the loan.</p>
Reversion Rate Type	INTEREST RATE TYPE	<p>The current reversion rate type. If there are multiple products related to the same loan this is the reversion rate type applied to the largest element of the loan.</p>
Capped Interest Rate Type Indicator	Boolean	<p>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 an interest rate ceiling.</p>

## 3.9 LOAN

Class Properties	
Definition:	A <i>loan</i> is the act of giving money, property or other material goods to another party in exchange for future repayment of the principal amount along with interest or other finance charges.
Sub Type Of:	<a href="#">DEBT</a>
Super Type Of:	

## 3.10 LOAN AGREEMENT

Class Properties	
Definition:	The agreement that is in place to support a loan.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Loan Amount	Decimal	<p>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.</p> <p>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.</p> <p>For Further Advances and second charge mortgages this is 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.</p> <p>For remortgages this is the total loan amount.</p>
Open Date	Date	The date of the mortgage completion or drawdown of funds.
Book Type	BOOK TYPE	Confirmation that the loan is classified as retail book.
Stressed Rate	Percentage	The 'Stressed' Interest rate used in the assessment of affordability. This is the interest rate used in the assessment of affordability to take account of likely future interest rate increases.
Lender Fee	Decimal	<p>The total of fees and charges charged by the mortgage lender included in the calculation of the annual percentage rate (e.g. application, reservation and valuation fees).</p> <p>These should not include any fees paid by the lender which are not passed onto the customer. For example, fees for advising on or arranging the regulated mortgage contract, and product fees such as application, reservation and valuation fees. These fees are those borne by the customer.</p>

Attributes		
Name	Type	Description
Mortgage Term	Integer	The term of the loan in months at loan 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, this is the term applying to the largest part of the loan.
Probability of Default	Decimal	The probability of default derived from the credit score as used by the firm to inform the underwriting decision. This is the probability of default score that is generated for new customers and is used for customer management purposes; which may or may not be the internal ratings-based probability of default used in Basel models.
Capitalised Fee	Decimal	All fees and charges charged by the mortgage lender rolled up into the interest-bearing balance (e.g. application, reservation and valuation fees).
Loan Type	LOAN TYPE	The type of loan that has been agreed.
Repayment Method	REPAYMENT METHOD	The repayment method at point of origination. 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) are considered to be interest-only.
Loan Regulation	LOAN REGULATION TYPE	Whether or not the loan is regulated.
Extra Money Lent	Decimal	For remortgages and let-to-buy this is the amount of extra money lent, when the new mortgage is larger than the previous mortgage, represented as a sterling equivalent amount. It is the extra money lent as the size of the new loan less the value of the previous mortgage outstanding immediately prior to completion. This does not include taking up a pre-agreed facility, which is considered as part of the loan amount.
Additional Funds Purpose	ADDITIONAL FUNDS PURPOSE	The main purpose of extra money lent. In the case that more than one option applies, it is the largest element or main purpose of the loan.
Loan Currency	CURRENCY	The currency that the original transaction was made in. For transactions made in multiple currencies this is the currency for the largest element of the loan.
Transaction Reference	String	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.

## 3.11 LOAN ASSESSMENT

Class Properties	
Definition:	Determines the criteria used for assessment of the original loan or any further advances subsequently applied for.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Affordability Assessment Type	AFFORDABILITY ASSESSMENT TYPE	Information on how the affordability of the loan was assessed on application.  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.
Other Property Equity	OTHER PROPERTY EQUITY	Whether equity in any other properties (including either other rental properties or the borrower's residence) was taken into consideration in the loan assessment or included as additional security.

## 3.12 LOAN COLLATERAL

Class Properties	
Definition:	A property or other asset that a borrower offers as a way for a lender to secure the loan.
Sub Type Of:	
Super Type Of:	

## 3.13 MORTGAGE APPROVALS

Class Properties	
Definition:	Aggregate information relating to mortgages for a party.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Number of Approvals	Integer	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

Attributes		
Name	Type	Description
		for retention, all instalment elements and further advances. They should exclude any loans secured on residential property acquired as a package from other lenders.
Number of Cancellations	Integer	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.

## 3.14 ORGANISATION

Class Properties	
Definition:	A social unit of people that is structured and managed to meet a need or to pursue collective goals. All organizations have a management structure that determines relationships between the different activities and the members, and subdivides and assigns roles, responsibilities and authority to carry out different tasks.
Sub Type Of:	<a href="#">PARTY</a>
Super Type Of:	

Attributes		
Name	Type	Description
Date of Registration	Date	The date of which a new corporation was legally registered (a corporation being a legal entity that is effectively recognized as a person under the law). Also known as Date of Incorporation.
Organisation Name	String	The legal name of the organisation
Financial Organisation Indicator	Boolean	A flag to indicate that the organisation is an institution (public or private) that collects funds (from the public or other institutions) and invests them in financial assets.

## 3.15 PARTY

Class Properties	
Definition:	A party contains people in one of two ways: as organisational structures or as individuals.
Sub Type Of:	
Super Type Of:	<a href="#">INDIVIDUAL</a> <a href="#">ORGANISATION</a>

Attributes		
Name	Type	Description
County Court Judgement Value	Decimal	<p>This is applicable the value 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).</p> <p>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.</p> <p>For guarantors and if the borrower sector is a UB, SME or large corporate this is not applicable.</p>

### 3.16 PARTY CLASSIFICATION

Class Properties	
Definition:	The arrangement of parties into groups based on ways that they are alike.
Sub Type Of:	
Super Type Of:	<a href="#">SECTOR</a>

### 3.17 PARTY IDENTIFIER

Class Properties	
Definition:	A code which is used to uniquely identify a party. The code is only unique within the identifier type.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Identifier Type	IDENTIFIER TYPE	The type of identifier.
identification code	String	The value of the identifier.

### 3.18 PARTY RATING

Class Properties	
Definition:	A party or an instrument may have one or may ratings of varying types, the rating may vary over time.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Rating Type	RATING TYPE	The type of measure that is being used to rate the party.

### 3.19 PARTY ROLE

Class Properties	
Definition:	The party role is a link between a party and a role that they are playing.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
From Date	Date	The date from which the party played this role.
To Date	Date	The date until which the party played this role.
Party Role Type	AGREEMENT ROLE TYPE	The role the party plays in an agreement.

### 3.20 PARTY ROLE AGREEMENT

Class Properties	
Definition:	A linking class between the Loan Agreement and the Party Role. This connects the party playing the role of the <i>Borrower</i> with the party playing the role of the <i>Product Provider</i> .
Sub Type Of:	
Super Type Of:	

### 3.21 PARTY SITE

Class Properties	
Definition:	A Party Site is the location where a party is physically located. Parties can have multiple sites associated with them for different purposes/usages.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Site Usage	SITE USAGE	The purpose of the site in the context of a party.

## 3.22 PHYSICAL ADDRESS

Class Properties	
Definition:	The conventional form by which the location of a building is described.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Overseas Property Indicator	Boolean	Indicates whether the property is located outside of the UK.
Post Code	String	The postcode for the property. For new build properties it may be the first half of the postcode (e.g. AB1). In all other cases, the full postcode should be provided (e.g. AB1 2CD). For let-to-buy, it is the post code of the existing property which is being remortgaged and rented out.

## 3.23 PORTFOLIO SIZE

Class Properties	
Definition:	Aggregate information relating to mortgages for a party.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Number of buy-to-Let Mortgages (Same Lender)	Integer	The total number of buy-to-let mortgages the borrower has with the reporting firm.  In the event of multiple borrowers, this is 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, this total would be 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.  It does not include any mortgages held separately by guarantors or properties located outside the United Kingdom.
Number of buy-to-Let Mortgages (All Lenders)	Integer	The total number of buy-to-let mortgages within the total borrower portfolio.  In the event of multiple borrowers, this is 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, this total would be



Attributes		
Name	Type	Description
		four. This should not include any mortgage on the main residence of the borrower(s). It does not include any mortgages held separately by guarantors or properties located outside the United Kingdom.

## 3.24 RATING

Class Properties	
Definition:	A classification or ranking of a party based on a comparative assessment of their quality, standard, or performance.
Sub Type Of:	
Super Type Of:	<a href="#">CREDIT SCORE</a> <a href="#">IMPAIRED CREDIT RATING</a>

## 3.25 SECTOR

Class Properties	
Definition:	Sectoral classification of a party. See the <a href="#">Classification of accounts guide</a> for further information.
Sub Type Of:	<a href="#">PARTY CLASSIFICATION</a>
Super Type Of:	

Attributes		
Name	Type	Description
Sector	SECTOR	An area of the economy in which businesses share the same or a related product or service. It can also be thought of as an industry or market that shares common operating characteristics.

## 4 Enumerations

### 4.1 ADDITIONAL FUNDS PURPOSE

Enumerations	
Name	Description
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
NK	The purpose of the extra funds is not known by the provider.

### 4.2 AFFORDABILITY ASSESSMENT TYPE

Enumerations	
Name	Description
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.

### 4.3 AGREEMENT ROLE TYPE

Enumerations	
Name	Description
Intermediary	A mortgage broker that gathers paperwork from a borrower and passes that paperwork along to a mortgage lender for underwriting and approval. The mortgage funds are lent in the name of the mortgage lender, and the mortgage broker collects an origination fee from the lender as compensation for services.
Guarantor	A guarantor is a person who guarantees to pay for someone else's debt if he or she should default on a loan obligation. A guarantor acts as a co-signor of sorts, in that they pledge their own assets or services if a situation arises in which the original debtor cannot perform their obligations.
Product Provider	A legal entity that advances funds to a borrower according to the terms of a loan which specifies the period of time, chargeable rate of interest, details of repayment and securities held for the loan. This entity may or may not be regulated by the PRA/FCA depending on the type of product/loan financed.
Borrower	A legal entity or person that obtains funds from a business or individual for a specified period of time upon condition of promising to repay the loan.

## 4.4 BOOK TYPE

Enumerations	
Name	Description
R - Retail	Widely available loans as a buy-to-let loan product, rather than bespoke loans to meet the needs of a particular customer.

## 4.5 CREDIT SCORE PROVIDER

Enumerations	
Name	Description
X	Experian
Q	Equifax
C	Call credit
O	Other
I	Internal score

## 4.6 CURRENCY

Enumerations	
Name	Description
GBP	Pound sterling
EUR	Euros
USD	US dollar
JPY	Japanese yen
OTH	Other foreign currency

## 4.7 DWELLING TYPE

Enumerations	
Name	Description
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)

Enumerations	
Name	Description
C	Part-commercial (i.e. a flat above a shop)
M	Multiple properties (in the case of portfolio loans)
O	Other
NK	Not Known

## 4.8 IDENTIFIER TYPE

Enumerations	
Name	Description
LEI	Legal Entity Identifier
FRN	Firm Reference Number
Borrower Reference	A unique reference for the borrower or guarantor, internal to each 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 BTL portfolio, the borrower reference should identify each SME uniquely.
Internal Reference	A unique identifier internal to the submitting firm.

## 4.9 IMPAIRED CREDIT TYPE

Enumerations	
Name	Description
B - Bankruptcy	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 - Debt relief order	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 - Individual voluntary arrangement (IVA)	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	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.
NE – No impaired credit history	

## 4.10 INTEREST RATE TYPE

Enumerations	
Name	Description
F - Fixed	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

Enumerations	
Name	Description
	should include stepped rates.
D - Discounted variable	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.
S - Standard variable	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.
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.
O - Other	Other.

## 4.11 LOAN REGULATION TYPE

Enumerations	
Name	Description
C - Consumer buy-to-let	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 <a href="#">MCD Order 2015</a> .
O - Other regulated	Other loans issued through regulated buy-to-let mortgage contracts loans, defined by <a href="#">PERG 4.4</a> 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	

## 4.12 LOAN TYPE

Enumerations	
Name	Description
HP - House purchase	A mortgage for house purchase defined as new secured lending where the borrower is purchasing a property.
LB - Let-to-buy	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	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.
FA - Further advance	This 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, this related to the net increase. Similarly, ported mortgages should be excluded, but any additional borrowing in relation to

Enumerations	
Name	Description
	the house purchase is included.
CC - Consent-to-let conversion	Conversions from consent-to-let should be including when a consent-to-let mortgage is converted to a full buy-to-let mortgage and is no longer subject to temporary status.
SC - Second charge	Second charge mortgages are secured lending with secondary priority behind the borrower's main (first charge) mortgage.
NK – Not Known	

## 4.13 NEW DWELLING CATEGORY

Enumerations	
Name	Description
E - Existing dwelling	
N - New dwelling	The property is a new build property, ie the dwelling is being occupied for the first time. This does not include new conversions of older dwellings.
NK – Not known	The data cannot be provided.

## 4.14 OTHER PROPERTY EQUITY

Enumerations	
Name	Description
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.

## 4.15 RATING TYPE

Enumerations	
Name	Description
Credit Score	A credit score is a statistical number that depicts a person's creditworthiness. Lenders use a credit score to evaluate the probability that a person repays his debts.
Impaired Credit Type	A deterioration in the creditworthiness of an individual or entity.

## 4.16 REPAYMENT METHOD

Enumerations	
Name	Description
I	Interest only.
C	Capital and interest.
M	Part and part.

## 4.17 SECTOR

Enumerations	
Name	Description
I - Individual	Also includes individual trusts.
U - Unincorporated Business	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 (including sole traders) should be reported as corporations.
S - SME	Private non-financial corporations (PNFCs) with an annual debit turnover of up to £25m on the firm's business accounts should be included here.
L - Large Corporate	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).

## 4.18 SITE USAGE

Enumerations	
Name	Description
Home Address	The primary residence (home) of an individual
Registered Address	A registered office is the official address of an incorporated company, association or any other legal entity. Generally it will form part of the public record and is required in most countries where the registered organization or legal entity is incorporated.

## 4.19 TENURE CATEGORY

Enumerations	
Name	Description
R	Renter
O	Other
H	Owner-occupier