

PORTFOLIO SUBMISSION PLATFORM.

How-to-guide

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PRECISE.

INTRODUCTION.

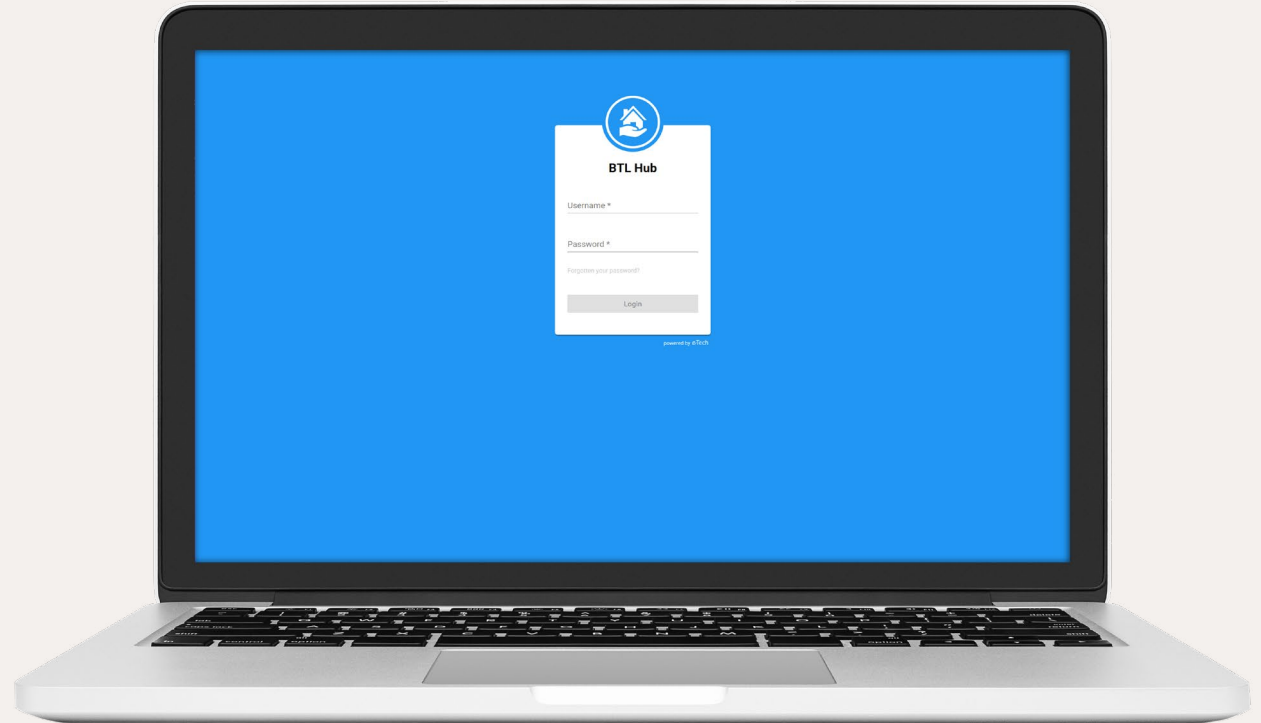
Our online submission platform simplifies the process of submitting cases for portfolio landlords.

It offers a clear process for conforming to the necessary underwriting standards, ensuring you provide the correct information for all of your portfolio cases.

This how-to guide will provide you with the important steps you need to follow to submit your customers portfolio cases, saving you time and helping to improve your service levels.

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REGISTER AS A BROKER.

Before you can access the Submission Platform, you must register your broker firm with the system and create a username and password to access your account.

You can create these credentials yourself.

Please use the following link to sign in:
<https://btlhub.net/register/broker>

- Fill in the name of the broker firm and provide at least one telephone number for the firm and the main contact email address before clicking 'Next'.
- On the next screen, fill in the address details of the broker and click 'Next' to continue.

1

Register Broker

1 Details 2 Address 3 User details

Name of broker firm *

Contact telephone 1 *

Contact telephone 2

Contact email address *

Next >

2

Register Broker

1 Details 2 Address 3 User details

Flat name

House name

House number

Street

Area

Town

County

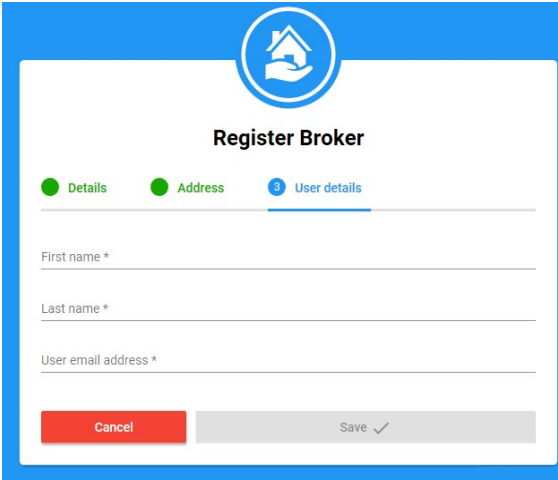
Post code

Next >

REGISTER AS A BROKER. (CONTINUED)

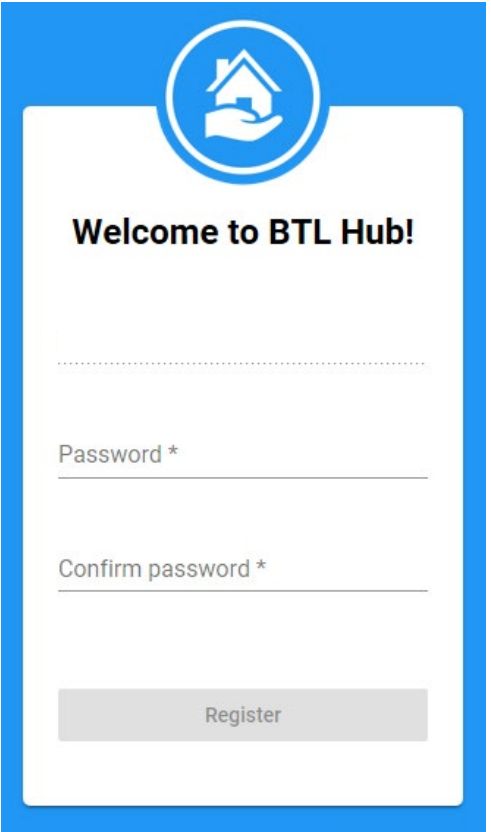
- On the final screen, under 'User details', enter your name and work email address. Once all fields have been completed, click 'Save'.
- You'll find a confirmation email address in your inbox. Click the link in the email to complete registration. If you don't receive a confirmation email within a few minutes, please check your spam folder.
- The link in the email will enable you to create a password.
- Your registered email will be your username. Type a password in the field below your email, and confirm your password by retyping it in the last field and click 'Register' to complete registration.
- You must confirm your registration within two days of registering.

3



The screenshot shows a mobile application interface for registering a broker. At the top, there is a blue header with a white circular icon containing a house and a hand. Below the header, the title "Register Broker" is centered. A progress indicator shows three steps: "Details" (green dot), "Address" (green dot), and "User details" (blue dot with a '3'). The form contains three input fields: "First name *", "Last name *", and "User email address *". At the bottom, there are two buttons: a red "Cancel" button and a grey "Save ✓" button.

4

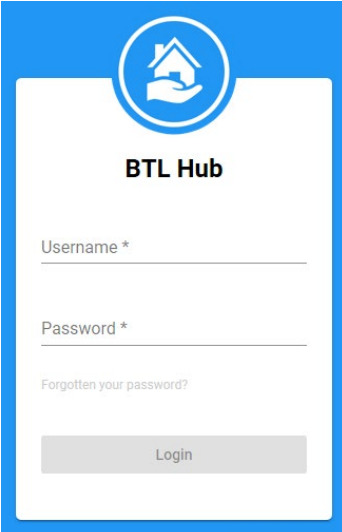


The screenshot shows a mobile application interface for creating a password. At the top, there is a blue header with a white circular icon containing a house and a hand. Below the header, the title "Welcome to BTL Hub!" is centered. The form contains three input fields: a dotted line for a confirmation code, "Password *", and "Confirm password *". At the bottom, there is a grey "Register" button.

LOGGING IN.

- Type in your username and password and click 'Login'. Your username and password are both case sensitive. Following this, the Broker Dashboard will be displayed. Should you forget your password, click on 'Forgotten your password?' to reset it.
- Now your broker firm is registered, you can create new broker user logins. Navigate to the 'My Broker' page and click on the 'Users' tab.
- To add a new user, click on the + icon, then fill in the brokers name and email address before clicking 'Save'.

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BTL Hub

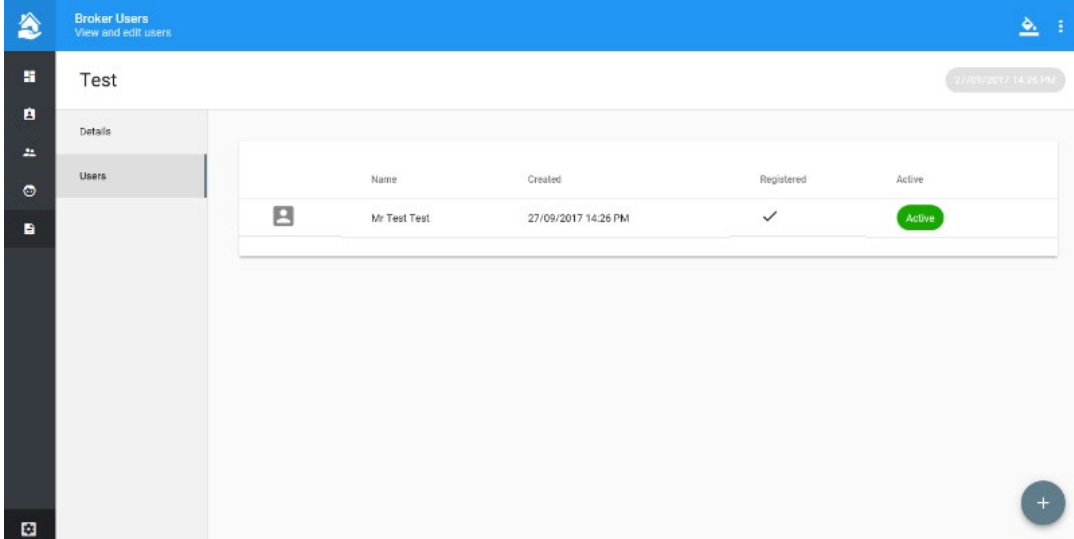
Username *

Password *

[Forgotten your password?](#)

Login

6



Broker Users
View and edit users

Test

27/09/2017 14:20 PM

Name	Created	Registered	Active
Mr Test Test	27/09/2017 14:26 PM	✓	Active

+

7

Create user

Salutation * First name * Last name *

Email address *

Primary number

Secondary number

Cancel Save ✓

LINKING TO A LENDER.

Once you are registered as a broker and have successfully logged in, you'll be directed to the Broker Dashboard. From here you'll need to link to a lender before creating any jobs.

Click on 'Lenders' in the left-hand menu and a list of lenders will be displayed that are available to you. To link with a lender, click on the 'Send request' icon.

- A link request will be sent to the lender and the status of the lender will change to 'Pending'.
- Once the lender confirms the link, the status next to the lender will change to 'Accepted'. You can now submit applications to this particular lender.

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The screenshot shows the 'Lenders' page in the BTL Hub. The left-hand menu is visible with 'Lenders' selected. The main content area displays a table of lenders. Each row includes a lender name, type, requested status, response status, and a 'Send request' button. All lenders in this view have a 'New' status.

Lender	Type	Requested	Response	Status	Send request
Acme Lender	Integrated	-	-	New	▼
Aldermore	Integrated	-	-	New	▼
Best Loans	Integrated	-	-	New	▼
Birmingham Kiwik	Integrated	-	-	New	▼
CoreLogic UK eLenders	Integrated	-	-	New	▼
Coventry Building Society	Integrated	-	-	New	▼
Fleet Mortgages	Integrated	-	-	New	▼
Interbay	Integrated	-	-	New	▼
Kent Reliance	Integrated	-	-	New	▼
Keystone	Integrated	-	-	New	▼
KSEYE	Integrated	-	-	New	▼
Landbay	Integrated	-	-	New	▼
Lender 2	Integrated	-	-	New	▼
lendinvest	Integrated	-	-	New	▼
Loans R Us	Integrated	-	-	New	▼
Mashtaven	Integrated	-	-	New	▼

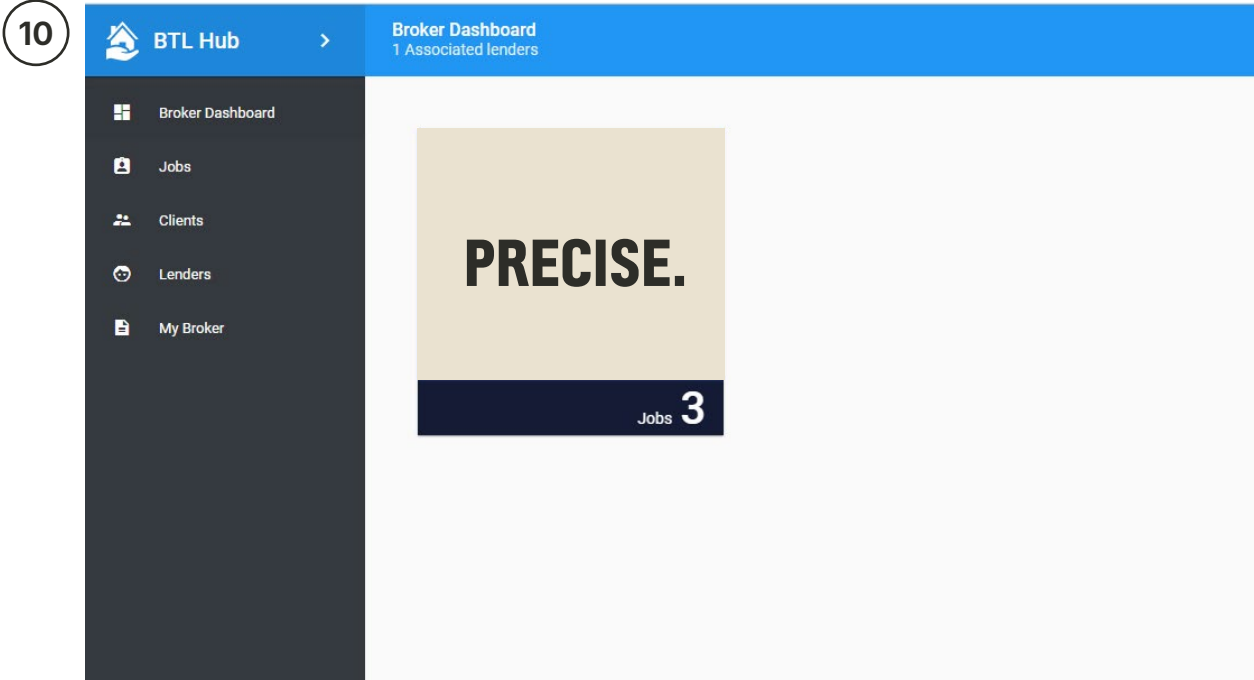
9

The screenshot shows the 'Lenders' page in the BTL Hub. The left-hand menu is visible with 'Lenders' selected. The main content area displays a table of lenders. The 'Precise' lender is highlighted with a green 'Accepted' status, while others are 'New'.

Lender	Type	Requested	Response	Status	Send request
Landbay	Integrated	-	-	New	▼
Lender 2	Integrated	-	-	New	▼
lendinvest	Integrated	-	-	New	▼
Loans R Us	Integrated	-	-	New	▼
Mashtaven	Integrated	-	-	New	▼
Paragon	Integrated	-	-	New	▼
Precise	Integrated	13/01/2023 12:06	13/01/2023 12:07	Accepted	▼
Shawbrook Bank	Integrated	-	-	New	▼
Specialist Lenders	Integrated	-	-	New	▼
State Bank of India	Integrated	-	-	New	▼
The Mortgage Lender	Integrated	-	-	New	▼
The West Brom	Integrated	-	-	New	▼
Together Money	Integrated	-	-	New	▼
United Trust Bank	Integrated	-	-	New	▼
Vida HomeLoans	Integrated	-	-	New	▼
Virgin Money	Integrated	-	-	New	▼
Zephyr HomeLoans	Integrated	-	-	New	▼

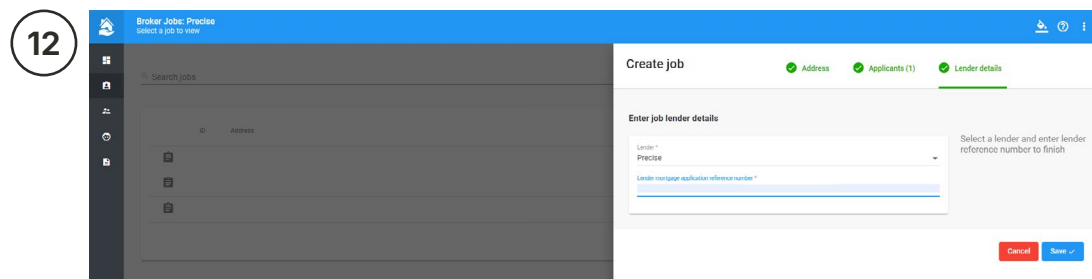
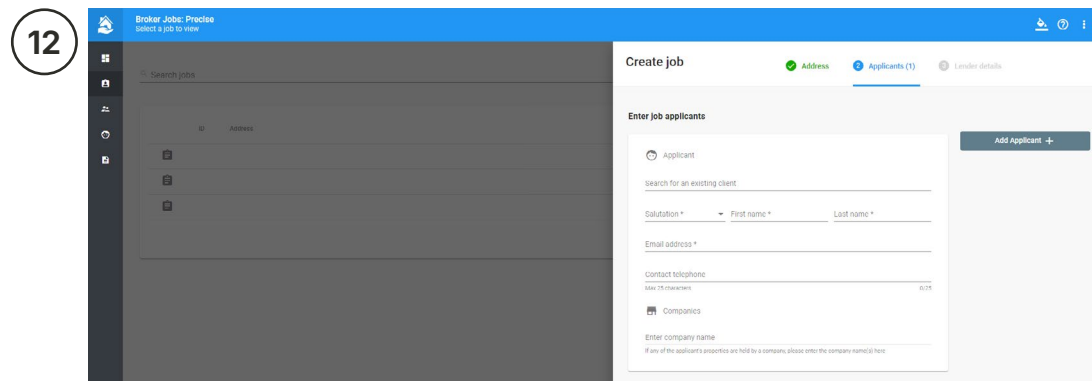
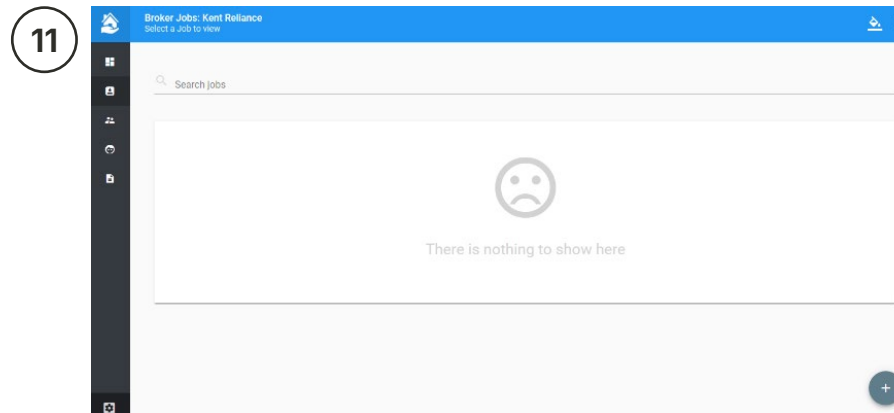
LINKING TO A LENDER. (CONTINUED)

- Once a broker is linked with a lender, the lender's icon will be displayed on the Broker Dashboard page.



CREATING A NEW JOB.

- To create a new job for an applicant, select the appropriate lender from the Broker Dashboard screen by clicking on the lender's icon.
- Once in the lender's job screen, click the + icon to create a new job.
- In the 'Create job' slide out window, enter the address of the proposed buy to let mortgage property. You can either enter the postcode or the first line of the address, then click enter.
- Select the correct address from the drop-down menu. This will then populate and confirm that the address is verified. If the address cannot be found, you can enter the address manually by clicking on 'Enter Address Manually'.



CREATING A NEW JOB (CONTINUED).

- On the following screen, enter the contact details of the applicant, including any companies they have. If the applicant has more than one company, an additional company can be added by clicking on the + icon next to the company name that has already been entered.
- If there's more than one applicant, click on 'Add Applicant'. You can then enter the details of another applicant. Once you've entered the details for the applicant(s), click 'Next'.
- Finally, enter the lender name and reference number, before clicking 'Save'.
- You'll then be redirected to the 'Job' screen, where a list of all jobs can be viewed. The newest job will be at the top of the list and will be tagged 'New'.

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Broker Jobs: Kent Reliance
Select a job to view

Create job

Address Applicants (1) Lender details

Enter job applicants

Applicant

Add Applicant +

Situation * First name * Last name *

Email address *

Contact telephone

Companies

Enter company name

14

Broker Jobs: Kent Reliance
Select a job to view

Create job

Address Applicants (1) Lender details

Enter job lender details

Lender *
Kent Reliance

Lender Reference Number *
1001412345

Select a lender and enter lender reference number to finish

Cancel Save ✓

15

Broker Jobs: Kent Reliance
Select a job to view

Search jobs

ID	Address	Applicant name	Lender	Lender ref	Submitted	Status
8	Reliance House, Medway Street, CHATHAM, ME4 4ET	Test Test	Kent Reliance	1001412345		New

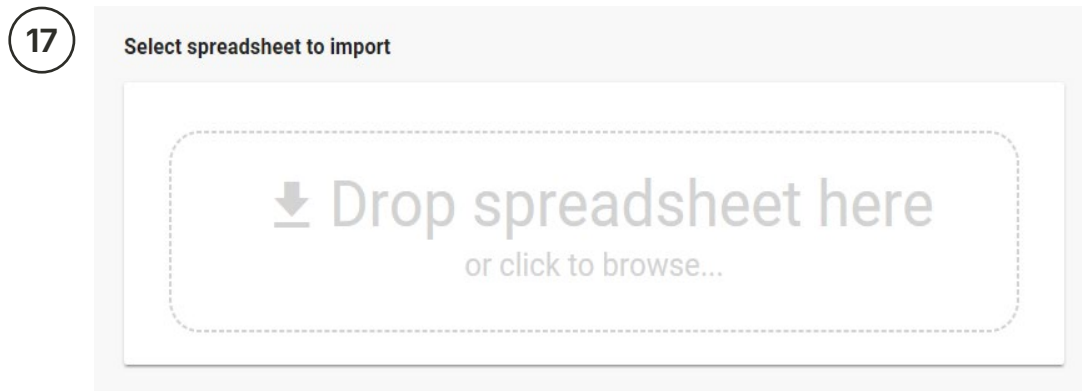
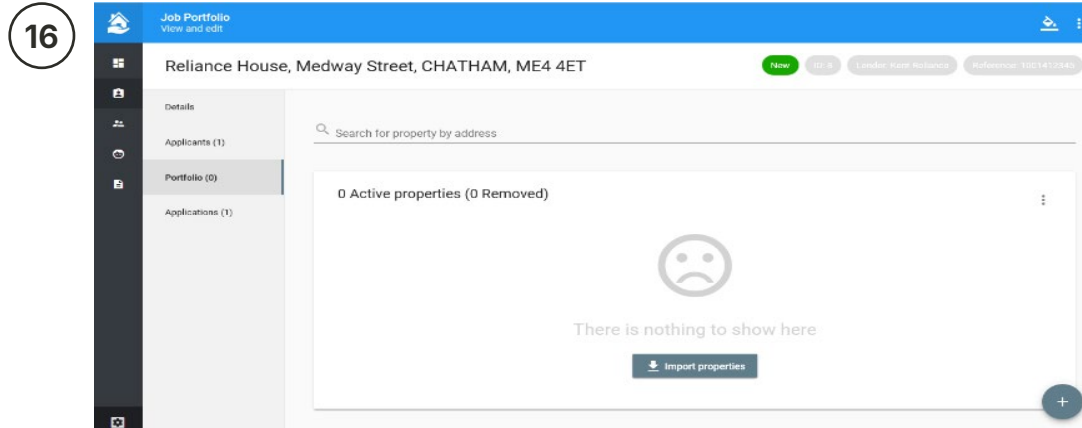
Rows per page: 10 1-1 of 1

ADDING A PORTFOLIO OF PROPERTIES.

Importing a portfolio

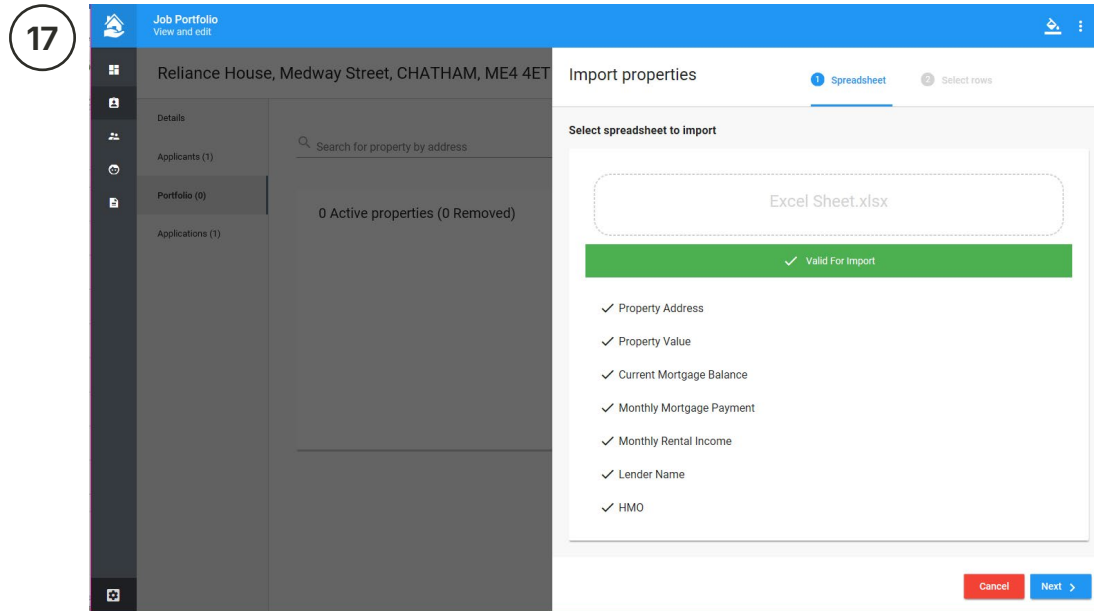
Please read all instructions carefully before importing spreadsheet.

- Navigate to the Broker Dashboard using the left-hand navigation bar and click the appropriate lender icon.
- Once you're on the lender associated jobs screen, click on the job to which you're adding the portfolio.
- On the following screen you can import a spreadsheet by clicking on 'Import Properties'.
- Any commercial properties or bridging loans should be removed from any spreadsheet before uploading.
- In the 'Import properties' window, click in the dotted area which will open up file finder on your computer. You can then select the portfolio spreadsheet file you wish to import and click 'Open'.
- Alternatively, you can drag and drop a spreadsheet into the dotted area.



ADDING A PORTFOLIO OF PROPERTIES. (CONTINUED)

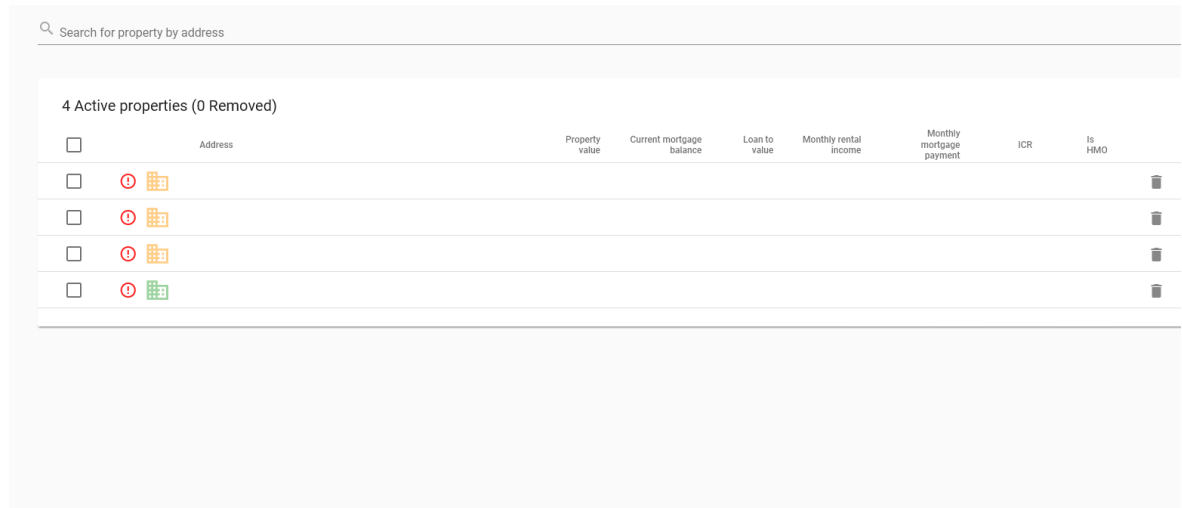
- Once you've selected the portfolio file, the Submission Platform will identify the properties within the spreadsheet. To save time when compiling a portfolio, it's important to use the following column headings to organise the portfolio data:
 - Property Address
 - Property Value
 - Current Mortgage Balance
 - Monthly Mortgage Payment
 - Monthly Rental Income
 - Lender Name
 - HMO
- Click 'Next'.



ADDING A PORTFOLIO OF PROPERTIES. (CONTINUED)













- The portfolio data will be displayed on the portfolio screen, showing any missing information or unverified addresses.
- Once the portfolio has been created, additional properties may be added using another spreadsheet by clicking the three-dotted icon and selecting 'Import properties'.
- You can also insert an address manually by clicking the + icon and entering the address.
- From the three-dotted icon you can export the portfolio as a PDF. To remove a property from the portfolio, click on the bin icon next to the property address. The removed properties can be viewed by clicking the three-dotted icon and 'View removed properties'.
- Once the spreadsheet has been imported, it will list the valid and invalid rows found in the spreadsheet.

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Search for property by address

4 Active properties (0 Removed)

<input type="checkbox"/>	Address	Property value	Current mortgage balance	Loan to value	Monthly rental income	Monthly mortgage payment	ICR	Is HMO	
<input type="checkbox"/>	 								
<input type="checkbox"/>	 								
<input type="checkbox"/>	 								
<input type="checkbox"/>	 								









- By default, the Submission Platform will select all valid addresses for import; however, you can deselect any addresses that you don't wish to import by clicking on the tick, next to an address. Once you're happy, click 'Import' Please remove any commercial properties or bridging loans before uploading the spreadsheet.

VALIDATING PORTFOLIO FOR SUBMISSION.









Resolve Warnings

- If any key information is missing from a property, it will show a warning icon.
- To edit the property details and check for missing information, click the edit icon. Ensure all information is entered and saved for each property. Once all missing information is provided the warning icon will disappear.
- Once all required data is input, the Submission Platform will calculate Total Value of Properties, Total Current Mortgage Balance, Total Monthly Rental Income, Total Monthly Mortgage Payment and the LTV and ICR percentages.









20 4 Active properties (0 Removed)

<input type="checkbox"/>	Address
<input type="checkbox"/>	 
<input type="checkbox"/>	 
<input type="checkbox"/>	 
<input type="checkbox"/>	 

21 ICR Is HMO

ICR	Is HMO
	 
	 
	 
	 

22 4 Active properties (0 Removed)

<input type="checkbox"/>	Address
<input type="checkbox"/>	 
<input type="checkbox"/>	 
<input type="checkbox"/>	 
<input type="checkbox"/>	 

- If the 'edit' icon has not been removed, further information relating to warnings can be found by clicking on 'Applications' in the navigation bar to the left of the portfolio.
- The applications page will display a red banner stating 'Not valid for submission'. You can then click the red banner to view reasons why the application isn't suitable for submission and then make the necessary amendments by returning to the portfolio.

23  Not Valid for submission [Click to see error details](#)

VERIFYING ADDRESS.

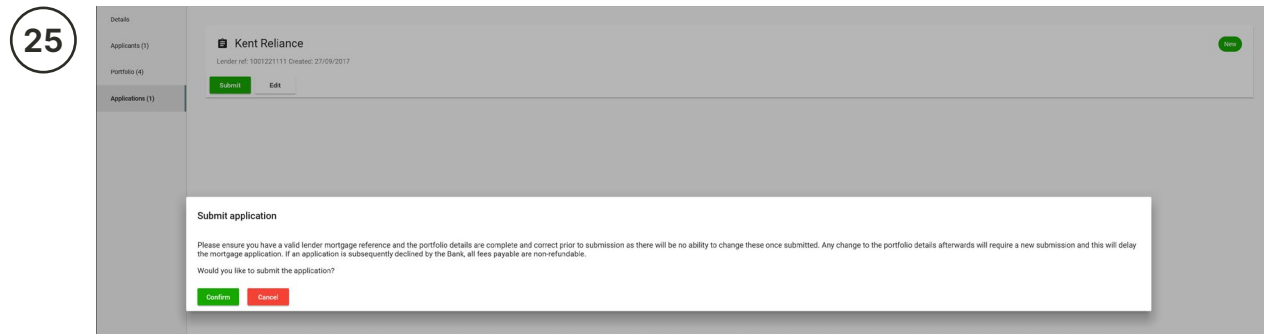
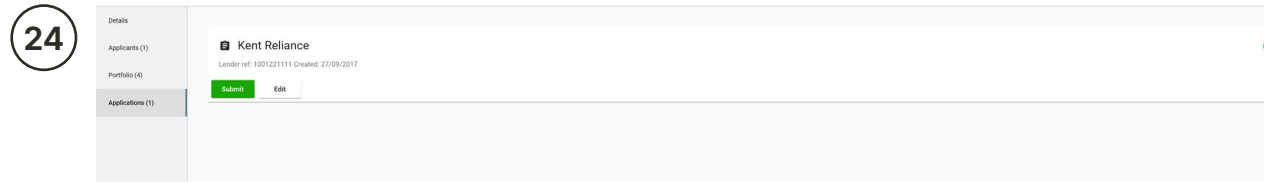
- Lender requirements vary as to the number of properties within a portfolio that may be submitted with an unverified address. We recommend an attempt is made to validate all addresses.
- Once the spreadsheet has been imported, the system will attempt to verify the addresses within the portfolio.
- The following icons will be displayed to the left of the property address:
 - A green building icon means the address has been verified.
 - An amber building icon highlights imported properties where the address has not been verified.
 - A red building icon highlights manually entered properties where the broker has not verified the address.

4 Active properties (0 Removed)									
<input type="checkbox"/>	Address	Property value	Current mortgage balance	Loan to value	Monthly rental income	Monthly mortgage payment	ICR	Is HMO	
<input type="checkbox"/>									
<input type="checkbox"/>									
<input type="checkbox"/>									
<input type="checkbox"/>									

- To verify an address, click on the edit icon to the right of the address.
- The 'Edit property' window will pop up. You can verify the address by entering a postcode or the first line of the address and select from the drop-down list.

SUBMITTING AN APPLICATION.

- Once an application is suitable for submission, the 'Submit' button on the 'Applications' screen will be enabled. It's recommended that all information is double-checked before submitting, as there's no ability to amend an application once submitted.
- Any change to the portfolio details afterwards will require a new submission and this will delay the mortgage application.
- Once the portfolio has been successfully submitted, the date and time of submission, together with the job status will be updated on the Jobs page.



CONCLUSION.

We hope that by using the Online Submission Platform, you can provide your clients with a better level of service. This will ultimately mean less work for you, and will deliver a faster and smoother application process.

For more information on using the Submission Platform, speak to your Business Development Manager.

We can provide literature in large print, Braille and audio. Please let us know if you require an alternative format or any additional support with managing your account.

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PRECISE.