Marklay
MORTGAGES

A MARKLAY MORTGAGES EDUCATION GUIDE

Mortgages for Experienced Players

Several incomes, and sometimes several properties

Lending on several incomes or properties, and the tax questions for an accountant.

MARKLAY MORTGAGES · OFFICIAL MORTGAGE PARTNER OF THE PCA · OCTOBER 2026

Your home may be repossessed if you do not keep up repayments on your mortgage.

Important information

About this guide

General information, not personal advice. The cases are made-up composites. Every lender decides for itself; approval is not guaranteed and your outcome may differ.

LENDING THAT IS NOT REGULATED

Most buy-to-let mortgages, including limited company buy-to-let, are not regulated by the Financial Conduct Authority. Some, such as letting a home you used to live in, are covered by consumer protection rules. Commercial mortgages, development finance and bridging loans for business or investment purposes are not regulated by the FCA. A bridging loan secured on a home you or your family live in may be regulated.

TAX

We don't give tax, legal, accounting or pension advice. Tax points are general information at October 2026. Scotland and Wales differ. Speak to an accountant. The FCA does not regulate tax advice.

WHO WE ARE

Marklay Mortgages Ltd is authorised and regulated by the Financial Conduct Authority. Financial Services Register number 930490 (register.fca.org.uk). We advise on mortgages from a panel of lenders and on protection from a panel of insurers. We don't cover every lender or insurer in the market.

THE PCA

Marklay is the PCA's official mortgage partner.

Marklay Mortgages Ltd is authorised and regulated by the Financial Conduct Authority (FRN 930490). General information, not advice.

Six ways to use spare capital, including no borrowing

Rates can rise on every loan and rent can stop: could you still pay? Letting a former home: see Mid-Career. Company pay: see our Residential guide. Retiring: see Life after cricket.

One buy-to-let

Judged on its own rent. Most buy-to-let mortgages are not regulated by the FCA.

Borrow against your home

It puts your home at risk. Your home may be repossessed if you do not keep up repayments on your mortgage.

A planned small portfolio

Two or three over several years, structure first.

Development or commercial

Higher risk. For business or investment, not regulated by the FCA. See Commercial and bridging.

Pay down debt

Less borrowing, less risk.

Pensions and other savings

Marklay does not advise on pensions or investments. A regulated financial adviser can help.

How much you can borrow: the income you can prove

Each kind of income needs its own evidence.

Club salary and central contract

Payslips and your contract are usually enough.

Franchise leagues

Lenders want the contract, often a track record, and may count only part of overseas pay.

Sponsorship

Often paid through your company. Lenders usually want two years' accounts. See our Residential guide.

Benefit year

Valuable but one-off, so some lenders won't count it. Evidenced by the benefit committee, not a payslip.

> **Keep every contract and set of accounts in one place.**

A buy-to-let is judged mainly on the rent

Most buy-to-let mortgages are not regulated by the FCA. Some, such as letting a home you used to live in, are covered by consumer protection rules.

- Rent usually 125% to 145% of the lender's test interest payment, often worked out at a higher rate than the one you'll pay.
- Salary matters less, but some lenders want a minimum, often around £25,000.
- Deposit usually at least 25% (some lenders 20%).
- Usually a stamp duty surcharge too: see Mid-Career. Not tax advice.

MADE-UP EXAMPLE, NOT A QUOTE

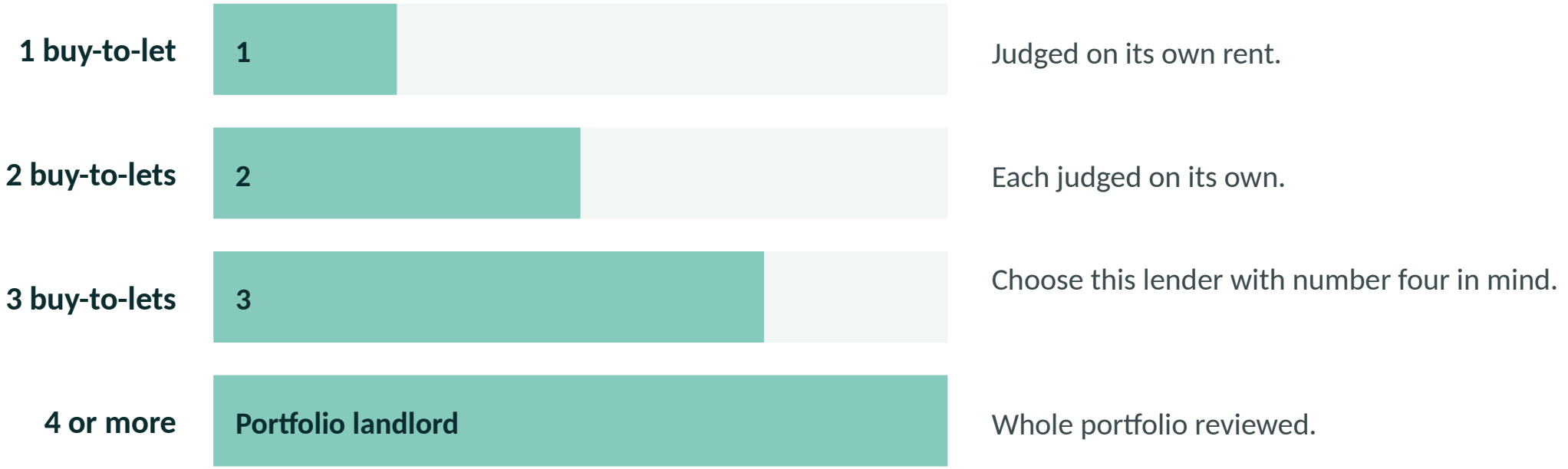
If the lender's test payment is	**£1,000 a month**
Rent needed at 125%	**£1,250 a month**
Rent needed at 145%	**£1,450 a month**

So £1,400 rent passes at 125% but not at 145%. Each lender decides case by case.

> **The property has to pay its own way.**

Your fourth mortgaged buy-to-let changes the rules

With four or more mortgaged buy-to-lets, you're usually a portfolio landlord. Most buy-to-let mortgages, including limited company buy-to-let, are not regulated by the FCA.



Own-name and company lets count together.

Before number four, ask whether to add more at all.

Own name or company: settle it before you buy

General information, not tax advice. Most buy-to-let mortgages are not regulated by the FCA.

OWN NAME

Taxed as your income

- Taxed at your income tax rates: 20%, 40% or 45% (Scotland differs)
- No interest deduction: a 20% tax reduction instead (the finance-cost credit)
- Announced for England and Northern Ireland from 6 April 2027: 22%, 42% and 47%, with the finance-cost credit at 22%. Scotland and Wales may set different rates.

LIMITED COMPANY

Corporation tax on profits

- 19% up to £50,000 profit, 25% above £250,000, a rate in between
- Personal tax when you take money out
- Lenders usually want your personal guarantee
- Yearly accounts and filing costs

> **Moving lets into a company later is usually a sale. Decide with an accountant first.**

A paid-off home, and a choice to borrow less

Case 1 of 1 · composite example, not a real person. Every case is different.

THE SITUATION

A women's player, 33. Central contract, The Hundred and WBBL: short contracts. Home paid off, worth £450,000. Savings, no rental yet.

A buy-to-let bought to let out is usually not regulated by the FCA.

WHAT GETS CONSIDERED

Option A: borrow about £150,000 against her home (a loan of 33% of its value) for two deposits. A mortgage again, past her career. Your home may be repossessed if you do not keep up repayments on your mortgage.

Option B: about £80,000 of savings for one £240,000 flat, if the rent passes the lender's test.

Could she pay this after cricket? She chooses B.

A possible outcome: one smaller buy-to-let, home still mortgage-free. Every lender decides for itself; approval is not guaranteed.

Released, injured or a deal falls through?

Plan ahead: income protection or critical illness cover may help if illness or injury stops you earning. Many policies exclude or limit cover for professional sport, so check exactly what is covered. Answer the insurer's questions fully and honestly.

ACT EARLY

Call your lender early If you might miss a payment, call at once. Lenders must treat you fairly and may change your payments for a while.

Don't rush big decisions Selling or borrowing more in a hurry can make things worse.

List what you own One schedule: value, mortgage, rent and deal end date for each property.

WHO CAN HELP

Talk to us We can look at your mortgages with you. If we can't help, we'll tell you plainly.

TALK TO US

Talk to us before your next property decision

As the PCA's official mortgage partner, we're here for PCA members. Email Michael and we'll call you back, at a time that suits you. Michael personally oversees every enquiry. The first chat is about you and your questions, and you decide whether to go further. No pressure, no obligation. Talk to us early. Bring your accountant or someone you trust. Tell us if you need any extra help.

FROM THE FOUNDERS	**Michael and Howard Woolley**
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The series: Rookie · Mid-Career · Experienced · Life after cricket · Residential · Commercial and bridging · Protection.

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