LANDLORD GUIDE • 2026

Buying through a Ltd company

Setting up a property company for buy to let.

POWERED BY

JPR Accountancy & Tax Ltd

- How lenders view a limited company
- SIC codes, banking and your address
- From set-up to completion
- My recommended accountant

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Your home may be repossessed if you do not keep up repayments on your mortgage.
Mew Mortgages Limited (FRN 974485) is an appointed representative of Instant Mortgage Solutions Limited, which is authorised and regulated by the Financial Conduct Authority (FRN 938412).
The Financial Conduct Authority does not regulate most buy to let mortgages.

GETTING STARTED

Buying through a Ltd company

Many landlords buy rental property through a limited company set up only to hold property. This is known as a special purpose vehicle (SPV). This guide covers the practical steps to set one up so it is ready for a mortgage application.

> **This guide does not constitute tax advice.** Whether a limited company is right for you depends on your income, your plans and your tax position, and tax rules can change. We do not give tax advice. Before you set up a company or buy property through one, you should take advice from a suitably qualified accountant or tax adviser, such as a Chartered Tax Adviser (CTA). See page 5.

How lenders view an SPV

- The company is the borrower. Lenders ask the directors, and normally the shareholders, to give a personal guarantee for the mortgage.
- Lenders assess the mortgage mainly on the expected rental income, using their own affordability calculation.
- Lenders also check the directors' and shareholders' personal credit history and circumstances.
- Lenders prefer a company whose only activity is property. The SIC codes the company is registered with show this.

SIC codes

When you register the company at Companies House, you choose SIC codes that describe its activity. The following codes are the ones lenders prefer for a property company:

SIC code	Description
68100	Buying and selling of own real estate
68209	Other letting and operating of own or leased real estate
68320	Management of real estate on a fee or contract basis

Your accountant can confirm the right codes for your company.

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SETTING UP

Your business bank account

Your company needs its own bank account. Lenders will ask for the account details as part of the mortgage application.

	Online business bank	High street bank
Examples	Tide, Zempler Bank, Revolut Business	The major high street banks
Time to open	Can be opened quickly, which helps when you need account details for an application	The application and approval process can take several weeks
Fees	Some accounts have no monthly fee but include a set number of free transactions. Further transactions are charged individually. Cash deposits, where accepted, can cost more	Monthly account fees and charges vary by bank
Support	Mainly through the app, online chat and phone	Branch access, phone and online

Check each bank's current fees and terms before you open an account.

Your company's registered address

Your company's registered office address is shown on the public register at Companies House. Anyone can view it, including tenants and contractors. If you do not want your home address on the register, you can use a virtual office address.

Benefits of a virtual address	Points to check
Keeps your home address off the public register	Monthly fees, and extra charges for mail scanning, forwarding and handling
Separates your business post from your personal post	Where the address is. A local provider makes it easier to collect post and attend meetings
Gives the company a business address for lenders, suppliers and contractors	Whether the provider accepts statutory post, such as letters from Companies House and HMRC

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THE PROCESS

From set-up to completion

01 **Take tax advice**
Confirm with your accountant or tax adviser that a limited company suits your circumstances.

02 **Register the company**
Register the company at Companies House with property SIC codes and your chosen registered address.

03 **Open a business bank account**
Open an account in the company's name.

04 **Mortgage review**
We assess which lenders will lend to your company and how much, based on the expected rent and your circumstances.

05 **Find a property and make an offer**
The purchase is made in the company's name.

06 **Mortgage application**
We submit the application. The lender values the property and assesses the rental income.

07 **Legal work and completion**
The company's solicitor carries out the legal work. The directors sign personal guarantees, normally with independent legal advice.

What lenders will ask for

- Company registration details from Companies House
- Identification and proof of address for each director and shareholder
- Details of the property and the expected monthly rent
- Evidence of the deposit and where it came from
- Details of any other properties you own, and their mortgages

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ACCOUNTS AND TAX

My recommended accountant

For a property company, well-prepared, up-to-date accounts and tax records support your mortgage applications and keep the company compliant with HMRC and Companies House.

JPR Accountancy & Tax Ltd

Simplifying accounting for individuals and growing businesses throughout Essex.

JPR is an accountancy and tax practice supporting individuals, self-employed clients, company directors, landlords and businesses. The firm has over 25 years of experience, and offers a personal service with direct access to an accountant and fixed-fee packages.

Services include

Company and tax	Ongoing support
Limited company setup	Bookkeeping and Making Tax Digital support
Year-end statutory accounts	VAT registration and returns
Corporation tax returns	Payroll services
Self Assessment tax returns	Ongoing business and tax support
Capital Gains Tax	CIS registration

Contact	JPR Accountancy & Tax Ltd
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JPR Accountancy & Tax Ltd is a separate professional firm. Any accounting or tax advice is provided by JPR directly. Mortgage lending decisions remain subject to the individual lender's criteria and assessment.

Contact Hal

To discuss a buy to let mortgage through a limited company, please get in touch.

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This guide is for general information only and does not constitute advice, including tax or legal advice. You should obtain independent advice from a suitably qualified accountant or tax adviser before acting. It is based on our understanding of lender requirements as at October 2026, which may change. All mortgages are subject to status and lender criteria.

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