lendinvest

For intermediaries only

Buy-to-Let rates guide

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Property finance made simple

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Standard properties

A **non-refundable** valuation fee of £150 is applied for all standard property cases (up to £750k).

Key features

MAX LOAN SIZE	**£750,000**
MAX LTV	**75%**
TERMS LENGTH	**7-30 years**
REGIONS	**England, Wales and Scotland**

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	**125%**
LIMITED COMPANY OR LLP	**125%**
HIGHER RATE TAXPAYER (40%)	**140%**
ADDITIONAL RATE TAXPAYER (45%)	**140%**

Summer Special: 75% LTV - available until 31st August 2020. Can be withdrawn at any time.

2 years fixed

LTV	65%	70%	75%
Initial rate	2.99%	3.29%	3.49%
Product fee	1.50%	1.50%	1.50%
ICR rate	5.00%	5.00%	5.00%
Reversion rate	LIBOR[1] +4.59%	LIBOR[1] +4.59%	LIBOR[1] +4.59%
ERC Year[2] 1/2	4%/2%	4%/2%	4%/2%
Maximum loan amount	£750,000	£750,000	£750,000

[1] LIBOR: 3 month LIBOR variable rate. Currently 0.24% and resets quarterly.

[2] You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.

Summer Special: 75% LTV - available until 31st August 2020. Can be withdrawn at any time.

5 years fixed

★ £ 500 CASHBACK OFFER [3] ★

LTV	65%	70%	75%
Initial rate	3.39%	3.49%	3.59%
Product fee	1.50%	1.50%	1.50%
ICR rate	5.00%	5.00%	5.00%
Reversion rate	LIBOR[1] +4.59%	LIBOR[1] +4.59%	LIBOR[1] +4.59%
ERC Year[2] 1/2/3/4/5	4%/4%/3%/3%/2%	4%/4%/3%/3%/2%	4%/4%/3%/3%/2%
Maximum loan amount	£750,000	£750,000	£750,000

The products below ICR is assessed at 125% for corporate borrowers and 140% for individuals.

5 years fixed

★ £ 500 CASHBACK OFFER [3] ★

LTV	75%
Initial rate	3.69%
Product fee	1.50%
ICR rate	4.00%
Reversion rate	LIBOR[1] +3.80%
ERC Year[2] 1/2/3/4/5	4%/4%/3%/3%/2%
Maximum loan amount	£750,000

[1] LIBOR: 3 month LIBOR variable rate. Currently 0.24% and resets quarterly.

[2] You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.

[3] Contribution towards legal fees (including VAT and disbursements) of £500. See page 10 for full details.

Small HMO (up to 6 rooms)

Key features

MAX LOAN SIZE	**£750,000**
MAX LTV	**75%**
TERMS LENGTH	**7-30 years**
REGIONS	**England and Wales**

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	**130%**
LIMITED COMPANY OR LLP	**130%**
HIGHER RATE TAXPAYER (40%)	**145%**
ADDITIONAL RATE TAXPAYER (45%)	**145%**

2 years fixed

LTV	65%	70%	75%
Initial rate	3.39%	3.59%	3.79%
Product fee	2.00%	2.00%	2.00%
ICR rate	5.00%	5.00%	5.00%
Reversion rate	LIBOR[1] +4.59%	LIBOR[1] +4.59%	LIBOR[1] +4.59%
ERC Year[2] 1/2	4%/2%	4%/2%	4%/2%
Maximum loan amount	£750,000	£750,000	£750,000

[1] LIBOR: 3 month LIBOR variable rate. Currently 0.24% and resets quarterly.

[2] You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.

5 years fixed

LTV	65%	70%	75%
Initial rate	3.59%	3.69%	3.99%
Product fee	2.00%	2.00%	2.00%
ICR rate	5.00%	5.00%	5.00%
Reversion rate	LIBOR[1] +4.59%	LIBOR[1] +4.59%	LIBOR[1] +4.59%
ERC Year[2] 1/2/3/4/5	4%/4%/3%/3%/2%	4%/4%/3%/3%/2%	4%/4%/3%/3%/2%
Maximum loan amount	£750,000	£750,000	£750,000

[1] LIBOR: 3 month LIBOR variable rate. Currently 0.24% and resets quarterly.

[2] You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.

Large HMO (7 to 10 rooms)

Key features

MAX LOAN SIZE	**£1,000,000**
MAX LTV	**70%**
TERMS LENGTH	**7-30 years**
REGIONS	**England and Wales**

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	**130%**
LIMITED COMPANY OR LLP	**130%**
HIGHER RATE TAXPAYER (40%)	**145%**
ADDITIONAL RATE TAXPAYER (45%)	**145%**

2 years fixed

LTV	**70%**
Initial rate	3.79%
Product fee	2.00%
ICR rate	5.00%
Reversion rate	LIBOR[1] +4.59%
ERC Year[2] 1/2	4%/2%
Maximum loan amount	£1,000,000

[1] LIBOR: 3 month LIBOR variable rate. Currently 0.24% and resets quarterly.

[2] You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.

5 years fixed

LTV	70%
Initial rate	3.99%
Product fee	2.00%
ICR rate	5.00%
Reversion rate	LIBOR[1] +4.59%
ERC Year[2] 1/2/3/4/5	4%/4%/3%/3%/2%
Maximum loan amount	£1,000,000

[1] LIBOR: 3 month LIBOR variable rate. Currently 0.24% and resets quarterly.

[2] You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.

MUFB (up to 10 units)

Key features

MAX LOAN SIZE	**£1,000,000**
MAX LTV	**70%**
TERMS LENGTH	**7-30 years**
REGIONS	**England and Wales**

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	**130%**
LIMITED COMPANY OR LLP	**130%**
HIGHER RATE TAXPAYER (40%)	**145%**
ADDITIONAL RATE TAXPAYER (45%)	**145%**

2 years fixed

LTV	60%	70%
Initial rate	3.69%	3.79%
Product fee	2.00%	2.00%
ICR rate	5.00%	5.00%
Reversion rate	LIBOR[1] +4.59%	LIBOR[1] +4.59%
ERC Year[2] 1/2	4%/2%	4%/2%
Maximum loan amount	£1,000,000	£1,000,000

[1] LIBOR: 3 month LIBOR variable rate. Currently 0.24% and resets quarterly.

[2] You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.

5 years fixed

LTV	60%	70%
Initial rate	3.89%	3.99%
Product fee	2.00%	2.00%
ICR rate	5.00%	5.00%
Reversion rate	LIBOR[1] +4.59%	LIBOR[1] +4.59%
ERC Year[2] 1/2/3/4/5	4%/4%/3%/3%/2%	4%/4%/3%/3%/2%
Maximum loan amount	£1,000,000	£1,000,000

[1] LIBOR: 3 month LIBOR variable rate. Currently 0.24% and resets quarterly.

[2] You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.

Buy-to-Let fees

PRODUCT FEES

Product fees can be added to the loan and are included in our affordability calculations.

LEGAL FEES

In all cases the borrower will be liable to pay all legal costs in respect of the completion of the mortgage. On instruction, our solicitors will request that payment is made by the borrower in advance and held on account.

CASHBACK OFFER

Borrowers who take out qualifying 5-year fixed rate mortgages for Tier 1 standard properties will be entitled to a cashback contribution towards their legal fees (including VAT and disbursements) of £500.

The legal fee contribution is paid at Completion and any legal fees or legal undertakings that are required to be paid or made prior to completion are the sole responsibility of the Borrower(s) and will not be paid by us.

DUAL LEGAL REPRESENTATION

Evidence demonstrates that dual representation reduces the time to completion by an average of 15 days when compared with separate representation.

Our solicitor may be selected to act for both the borrower and us in most situations.

Dual representation is not available where applications have been made that include:

- Cases where security titles are being split or a change in the security title is required
- Incorporation cases involving a transfer by the borrower from individual to corporate ownership.

Dual representation is not available for properties located in Scotland.

SEPARATE LEGAL REPRESENTATION

If the borrower wishes to use their own solicitor they may do so provided that the firm of solicitors acting for them is:

- Registered with the Law Society and has a minimum of 3 Solicitors Regulation Authority (SRA) approved managers (none of whom must be struck off)
- A solicitor with 2 SRA approved managers accredited with the Law Society's Conveyancing Quality Scheme (CQS) is also acceptable.

We will select our own solicitor to act for us.

TITLE INSURANCE

We seek to apply title insurance, at no cost to the borrower, for standard property and HMO remortgage cases up to £750k, excluding:

- MUFBs
- Transfer of equity
- Where security titles are being split or a change in the security title is required
- Properties with more than one kitchen
- Cases where at the underwriter discretion title insurance cannot be applied.

Legal fee scales

Our standard legal fee scales are provided for guidance only. They exclude VAT and disbursements. Additional legal fees may be chargeable and will be advised by our solicitors upon instruction.

NON -TITLE INSURANCE CASES

Purchases and remortgages

Net loan size	Separate legal representation fee	Dual legal representation fee
Up to £250,000	£550	£700
£250,001 to £500,000	£700	£850
£500,001 to £750,000	£850	£1,000
£750,001 to £1,000,000	£1,000	£1,250
£1,000,001+	Please request quotation	Please request quotation

Please note: above fees exclude VAT and disbursements.

TITLE INSURANCE CASES

Remortgages only

Net loan size	Separate legal representation fee	Dual legal representation fee
Up to £250,000	£450	£600
£250,001 to £500,000	£600	£750
£500,001 to £750,000	£700	£800

Please note: above fees exclude VAT and disbursements.

Valuation fees

A full valuation fee will be required on submission of the application of which £150 is a non-refundable initial assessment fee. Once an initial assessment is successfully undertaken we will instruct a valuer from our panel to value the security being offered, at which time no refund will be possible on any part of the valuation fee.

Purchase price (up to)	Mortgage valuation	HMO scale[1]
£100,000	£150	£450
£150,000	£150	£450
£200,000	£150	£465
£250,000	£150	£535
£300,000	£150	£535
£350,000	£150	£595
£400,000	£150	£595
£450,000	£150	£655
£500,000	£150	£655
£600,000	£150	£720
£700,000	£150	£780
£800,000	£150	£890
£900,000	£150	£965
£1,000,000	£150	£1,035
£1,200,000	£910	£1,195
£1,250,000	£910	£1,355
£1,500,000	£1,020	£1,515
£1,750,000	£1,135	£1,675
£2,000,000	£1,360	£1,835

[1]Only applies to HMOs with 6 bedrooms or fewer. For HMOs with more than 6 bedrooms and MUFB we will provide you with a quote.

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