



Product Guide Buy-to-Let Mortgages

A new range of buy-to-let products available to individual, portfolio, limited company SPV and first time landlords.

We aim to help with specialist buy-to-let requirements such as unusual property types including flats that are high rise and over commercial premises, HMOs, multi unit freehold properties and holiday lets.

Using our fully on line broker portal and client app, we can provide quick decisions and underwriter flexibility.

We are always happy to discuss cases that do not 'fit the box'!

Complete 
Your specialist packager distributor







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| ERCs | | STANDARD RANGE | | SPECIALIST RANGE | | NON-STANDARD RANGE | | Loan size | |
|------------------------|------------|--|--------|---------------------------------------|--------|---|--------|-------------|--------------|
| | | 2 YEAR | 5 YEAR | 2 YEAR | 5 YEAR | 2 YEAR | 5 YEAR | | |
| 2 YEAR FIXED Years 1-2 | 2/1% | 65% | 3.54% | 3.74% | 3.54% | 3.74% | 4.64% | 4.74% | £50k - £1.0m |
| 5 YEAR FIXED Years 1-5 | 5/4/3/2/1% | 70% | 3.54% | 3.74% | 3.64% | 3.84% | 4.74% | 4.84% | £50k - £1.0m |
| | | 75% | 3.54% | 3.74% | 3.84% | 4.04% | 5.04% | 5.14% | £50k - £1.0m |
| | | 80% | 4.24% | 4.44% | 4.54% | 4.74% | N/A | N/A | £50k - £500k |
| RENT COVER RATIOS | | REVERSIONARY RATES | | BBR +4.50%* | | BBR +5.00%* | | BBR +5.25%* | |
| Basic Rate | 125% | High Rate | 140% | PRODUCT FEE | | 1.50% | | 2.00% | |
| Combined | 130% | Ltd SPV | 125% | | | | | | |
| PROPERTY TYPES | | | | | | | | | |
| Single dwelling | | Private and ex LA or standard construction | | Holiday lets of standard construction | | Non standard construction (contact for details) | | | |
| HMOs | | N/A | | Up to six lettable rooms | | Up to ten lettable rooms | | | |
| MUBs | | N/A | | Up to six units | | Up to ten units | | | |
| Flats | | See following page | | | | | | | |

| RENT COVER RATES | |
|-----------------------------------|--|
| 2 YEAR FIXED - Higher of: | <ul style="list-style-type: none"> Initial pay rate + 2% or 5.50% |
| 5 YEAR FIXED - Initial pay rate % | |

HIGHLIGHTS

| | | | | | |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| ONLINE DIP & APPLICATION | NO LIMIT ON PROPERTY PORTFOLIO | NO MINIMUM INCOME | OVER OR UNDER COMMERCIAL | HMOs, MUBS & HOLIDAY LETS | NON STANDARD CONSTRUCTION |

*Follow the BoE rate at the stated margin, down to a minimum of 0.5%



Property – Flats

| | STANDARD RANGE | SPECIALIST RANGE | NON-STANDARD RANGE |
|---|---|---|---|
| Flats Over Commercial | <p>All flats must be of standard construction</p> <p>Any flat that is valued at or over £500,000</p> <p>Any flat over quality commercial property</p> | <p>Flats immediately above restaurants and cafes not open past 6pm</p> <p>Flats that have at least 3 floors between the property and any commercial premises</p> <p>Basement flats with commercial above (and above criteria)</p> | <p>Non-Standard construction over any commercial property.</p> <p>Flats immediately over any commercial property will be considered</p> |
| High Rise Flats NOT Ex Local Authority | <p>Standard Construction no deck access upto & including 12 storeys</p> | <p>Standard Construction no deck access 13-30 storeys</p> <p>Standard Construction with deck access upto & including 6 storeys</p> | <p>Non-Standard construction upto and including 20 storeys</p> <p>Standard Construction with deck access 7-12 storeys</p> |
| High Rise Flats Ex Local Authority | <p>Standard Construction no deck access upto & including 6 storeys</p> | <p>Standard Construction no deck access 7-20 storeys</p> <p>Standard Construction with deck access upto & including 6 storeys</p> | <p>Non-Standard construction upto and including 20 storeys</p> <p>Standard Construction with deck access 7-12 storeys</p> |

