






Buy to Let Product Guide

18th July 2022

BBR is currently 1.25%

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For Intermediaries Only

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Affordability

	Standard BTL	HMO/ MUFB	Semi-commercial*	Holiday Lets
Basic Rate	125%			
Higher Rate	125%			
Additional Rate	125%			
Limited Company /LLP	125%			

* Affordability for Semi-commercial security will only include rents from the residential elements.

Where an individual applicant is either a higher or additional rate taxpayer the underwriter will need to be comfortable that the applicants are able to cover any potential additional tax liabilities the security property may create. If comfort cannot be gained the application will be stressed at 140% for the purposes of ICR calculation.

Standard Buy to Let

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- For lending against houses, leasehold flats, maisonettes and new build properties
- Maximum Loan: £2,000,000 subject to loan to value limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	4.99%	2%	1.25%	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5	6.25% (BBR + 5%)	STD-575
80%	5.59%					STD-580

House of Multiple Occupancy (HMO)

Small HMO – Up to 6 bedrooms

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- For lending against HMO properties of up to 6 bedrooms
- Maximum Loan: £1,500,000 subject to loan to value limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.10%	2%	1.25%	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5	6.25% (BBR + 5%)	SHMO-565
75%	5.15%					SHMO-575
80%	5.65%					SHMO-580

Large HMO – Between 6 & 10 Bedrooms

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- For lending against HMO properties between 6 & 10 bedrooms
- Maximum Loan: £1,500,000 subject to loan to value limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.20%	2%	1.25%	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5	6.25% (BBR + 5%)	LHMO-565
75%	5.30%					LHMO-575

Multi Unit Freehold Block (MUFB)

Small MUFB

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties of up to 4 units
- Maximum Loan: £1,500,000 subject to loan to value limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.10%	2%	1.25%	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5	6.25% (BBR + 5%)	SMUB-565
75%	5.15%					SMUB-575

Large MUFB

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties between 4 & 10 units
- Maximum Loan: £700,000
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.30%	2%	1.25%	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5	6.25% (BBR + 5%)	LMUB-575

Expat Borrowers

Key Features

- Available for Individual and Corporate borrowers
- UK citizens with an active UK credit footprint only
- Purchase and Remortgage applications
- Lending against houses, leasehold flats, maisonettes, HMOs, MUFBS and new build properties
- Maximum Loan: £2,000,000 subject to loan to value and property limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.15%	2%	1.25%	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5	6.25% (BBR + 5%)	EXP-565

Semi-commercial

Key Features

- Available for Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against semi-commercial properties where the commercial element does not exceed 40% of the total property
- The value and rental income from any commercial element cannot be used to support either the affordability or LTV assessment
- Maximum Loan: £1,500,000 (£700,000 if >4 units) subject to loan to value and property limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.25%	2%	1.25%	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5	6.25% (BBR + 5%)	SMC-565
75%	5.35%					SMC-575

Valuation

MT Finance will rely on the professional opinion of their appointed panel valuers as to a security property’s saleability, suitability for mortgage purposes, and value and will only accept valuations undertaken by a suitably qualified surveyor (FRICS/MRICS or Assoc RICS).

Valuations are valid for 6 months from the date the valuation is carried out.

Property Value	Single Residence	HMO/MUFB up to 6 beds	Property Value	Large HMO/ MUFB
£150,000	£200	£505	£200,000	£1,250
£200,000	£220	£530	£200,001 - £250,000	£1,300
£250,000	£240	£560	£250,001 - £300,000	£1,350
£300,000	£280	£600	£300,001 - £400,000	£1,425
£350,000	£305	£640	£400,001 - £500,000	£1,500
£400,000	£330	£640	£500,001 - £600,000	£1,600
£450,000	£365	£700	£600,001 - £700,000	£1,750
£500,000	£400	£700	£700,001 - £800,000	£1,900
£600,000	£485	£755	£800,001 - £900,000	£2,025
£700,000	£585	£830	£900,001 - £1,000,000	£2,175
£800,000	£650	£890	£1,000,001 - £1,250,000	£2,500
£900,000	£710	£965	£1,250,001 - £1,500,000	£2,750
£1,000,000	£825	£1,035	£1,500,001 - £1,750,001	£3,000
£1,500,000	£1,225	£1,435	£1,750,001 - £2,000,000	£3,200
£2,000,000	£1,625	£1,835	£2,000,001 - £2,250,000	£3,400
£2,500,000	£1,925	£2,500	£2,250,001 - £2,500,000	£3,600
£3,000,000	£2,225	£3,000	£2,500,001 - £2,750,000	£3,850
£3,500,000	£2,725	£3,500	£2,750,001 - £3,000,000	£4,175
£4,000,000	£3,125	£4,000	£3,000,001 - £3,250,000	£4,400
£4,500,000	£3,425	£4,500	£3,250,001 - £3,500,000	£4,600
£5,000,000	£3,725	£5,000	£3,500,001 - £3,750,000	£4,900
			£3,750,001 - £4,000,000	£5,100
			£4,000,001 - £4,250,000	£5,250
			£4,250,001 - £4,500,000	£5,500
			£4,500,001 - £4,750,000	£6,000
			£4,750,001 - £5,000,000	£6,500

