

Buy to Let Intermediary Product Guide

BTL Standard Variable Rate (BTLVR): 8.14%
Strictly for Intermediary use only



Ex-Pat Buy to Let Mortgage Products

Product code	Initial rate	Product	Max LTV	The overall cost for comparison is	Product rate floor	Product fees	Product incentives	Early Repayment Charges ¹
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Buy to Let Ex-Pat Purchase Product

EF32	5.19%	5.19% fixed until 30 June 2026 Followed by our BTLVR for the remaining term	70%	7.5% APRC	---	£1,499 arrangement fee ²	---	4% until 30/06/2023; 3% until 30/06/2024; and 2% until 30/06/2026.
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Buy to Let Ex-Pat Remortgage Product

REF34	5.29%	5.29% fixed until 30 June 2026 Followed by our BTLVR for the remaining term	70%	7.5% APRC	---	£1,499 arrangement fee ²	Up to £350 valuation fee contribution ³ and £250 legal fee cashback ⁴	4% until 30/06/2023; 3% until 30/06/2024; and 2% until 30/06/2026.
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Ltd Co. Ex-Pat Buy to Let Mortgage Products

Product code	Initial rate	Product	Max LTV	The overall cost for comparison is	Product rate floor	Product fees	Product incentives	Early Repayment Charges ¹
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Buy to Let Ltd Co. Ex-Pat Purchase Product

BUF02	5.49%	5.49% fixed until 30 June 2026 Followed by our BTLVR for the remaining term	70%	7.6% APRC	---	£1,999 arrangement fee ²	---	4% until 30/06/2023; 3% until 30/06/2024; and 2% until 30/06/2026
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Buy to Let Ltd Co. Ex-Pat Remortgage Product

RBUF02	5.59%	5.59% fixed until 30 June 2026 Followed by our BTLVR for the remaining term	70%	7.6% APRC	---	£1,999 arrangement fee ²	Up to £350 valuation fee contribution ³ and £250 legal fee cashback ⁴	4% until 30/06/2023; 3% until 30/06/2024; and 2% until 30/06/2026
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Strictly for intermediary use only. Under no circumstances should this communication be given, copied or distributed to customers or potential customers. A full application must be submitted to secure a product. Terms and conditions apply. Applications are accepted throughout England and Wales. Properties located in Scotland, Northern Ireland or the Isle of Man will not be accepted. The minimum property value is £100,000 (increasing to £250,000 for properties located within the M25 corridor). Rates correct from 20 April 2023 and can be withdrawn without notice. Tipton & Coseley Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Buy to let mortgages which are for business purposes are exempt from FCA Rules. The Society's firm reference number is: 159601. The Society is a member of the Building Societies Association. Head office: 70 Owen Street, Tipton, West Midlands, DY4 8HG.

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What you need to know:

Buy to Let Maximum Loan Amounts

Up to 80% LTV	£600,000
Up to 70% LTV	£1,000,000
Up to 60% LTV	Individual case assessment

Please note: The minimum loan amount is **£50,000**, unless otherwise stated.

1 Early Repayment Charges apply during the product term. Up to 10% of the original mortgage amount can be overpaid each year without charge, however, if the mortgage is redeemed or switched to another product during the product term then the Early Repayment Charge will apply. For further details contact a member of the team.

2 The arrangement fee can be deducted from the advance or added to the mortgage. Interest is payable if the fee is added to the mortgage.

3 We'll cover the cost of a standard mortgage valuation on a property valued up to £400,000, which is equivalent to a £350 contribution towards the cost of a standard valuation. Your client may choose to have a RICS Homebuyers Report, however they will have to cover the difference in cost between a standard mortgage valuation and the RICS Homebuyers Report

4 Clients must nominate their own solicitor but will receive £250 cashback from the Society towards their legal fee costs.

Interest rates on our discount products are floored at 2.99% or product rate if lower.

Interest Cover Ratio (ICR)

The minimum ICR stress rates are detailed in the table below:

Basic Rate Taxpayer	Higher Rate Taxpayer	Limited Co BTL	Ex-Pat BTL
125% @ product rate + 2%	130% @ product rate + 2%	125% @ product rate + 2%	125% @ product rate + 2%
The Basic Rate Taxpayer ICR may be applied to all Expat applicants, although it is acknowledged that their income is not subject to UK tax rules. The only exception is where there is an additional stream in the UK that places the applicants into the higher rate tax bracket on its own.			
Or initial product rate if fixed for 5 years or longer			

The ICR formula to calculate the minimum rental income required is: loan amount x interest stress rate x taxpayer stress rate / 12 = the minimum monthly rental cover.

The ICR to calculate the maximum loan amount is: monthly rental income x 12 / interest stress rate / tax payer stress rate = maximum loan amount.

Example ICR calculation:

Basic Rate Taxpayer on an example product

Loan amount required	£150,000
Reference rate	5.50%
Monthly payment at 5.50% reference rate (interest only)	£687.50
Monthly payment x 125% (minimum rental cover)	£859.38