



# Buy-to-Let Product Guide

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13th November 2023

BBR is currently 5.25%

**For Intermediaries Only**

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# Affordability

	2 Year Fixed	5 Year Fixed
Basic Rate	125%	125%
Higher Rate	140%	125%
Additional Rate	140%	125%
Limited Company /LLP	125%	125%

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

### Interest Calculation Rate

**2 year fixed rate** - Affordability calculated on the greater of payrate plus 2% or 100% at BOE plus 5%

**5 year fixed rate** - Affordability calculated on payrate

# 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

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.40%	5%	125% / 140%	2% in year 1 2% in year 2	10.25% (BBR + 5%)	STD-2755-012

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.90%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	STD-5755-025

# Standard Buy to Let

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.80%	2%	125% / 140%	2% in year 1 2% in year 2	10.25% (BBR + 5%)	STD-275-012

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.45%	2%	125%	5% in year 1 4% in year 2	10.25% (BBR + 5%)	STD-575-032
80%	6.75%			4% in year 3 3% in year 4 2% in year 5		STD-580-037

# House of Multiple Occupancy (HMO)

## Small HMO – Up to 6 bedrooms

### Key Features

Up to six rooms with no complex structure (easily converted back to residential status) and / or let to no more than six unrelated individuals. If room sizes allow for more than one individual per room under government guidelines, the share must be a related individual.

- Maximum Loan: £1,500,000 subject to loan to value 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%	6.65%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	SHMO-5755-024

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	7.25%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	SHMO-575-031

# House of Multiple Occupancy (HMO)

## Large HMO – Between 6 & 10 Bedrooms

### Key Features

Six rooms or more, complex structures (not easily converted back to a residential status), Suis Generis planning and / or smaller size HMOs where planning allows the rooms to be a shared let to unrelated individuals and therefore unrelated individuals exceed room total.

- Maximum Loan: £1,500,000 subject to loan to value 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%	6.80%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	LHMO-5755-024

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	7.35%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	LHMO-575-037

# 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
75%	6.85%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	SMUB-5755-024

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	7.30%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	SMUB-575-037

# Multi Unit Freehold Block (MUFB)

## 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%	6.99%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	LMUB-5755-024

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	7.40%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	LMUB-575-037



# 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%	6.05%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	EXP-5655-025

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	6.55%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	EXP-565-038

# 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
75%	7.05%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	SMC-575-037