



## 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.



				STANDARD RANGE		SPECIALIST RANGE		NON-STANDARD RANGE				
ERCs				MAX LTV	2 YEAR	5 YEAR	2 YEAR	5 YEAR	2 YEAR	5 YEAR	Loan size	
2 YEAR FIXED Years 1-2 2/1%				65%	5.34%	5.74%	5.44%	5.89%	6.97%	7.20%	£50k – £1.5m	
5 YEAR FIXED Years 1-5 5/4/3/2/1%				70%	5.44%	5.74%	5.54%	5.99%	7.03%	7.30%	£50k – £1.0m	
				75%	5.64%	5.84%	5.74%	6.04%	7.33%	7.60%	£50k – £1.0m	
				80%	–	–	–	–	–	–	£50k – £500k	
RENT COVER RATIOS				REVERSIONARY RATES		PRODUCT FEE						
Basic Rate	125%	High Rate	140%	BBR +4.50%*		BBR +5.00%*		BBR +5.25%*				
Combined	130%	Ltd SPV	125%	5.00%		5.00%		5.00%				
				PROPERTY TYPES								
2 YEAR FIXED – Higher of Initial pay rate + 2% or 5.50%				Single dwelling	Private & ex LA Houses & Flats		N/A		N/A			
5 YEAR FIXED – Initial pay rate %				HMOs & MUBs	N/A		Upto 10 lettable rooms or 10 units		N/A			
				Holiday Lets	N/A		N/A		Upto 6 bedrooms single lettings			

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%

### HIGHLIGHTS



ONLINE DIP & APPLICATION



NO LIMIT ON PROPERTY PORTFOLIO



NO MINIMUM INCOME



OVER OR UNDER COMMERCIAL



HMOs, MUBS & HOLIDAY LETS

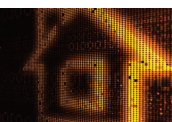


NON STANDARD CONSTRUCTION

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



Buy-to-Let



				STANDARD RANGE		SPECIALIST RANGE		NON-STANDARD RANGE			
ERCs				MAX LTV	2 YEAR	5 YEAR	2 YEAR	5 YEAR	2 YEAR	5 YEAR	Loan size
2 YEAR FIXED Years 1-2 2/1%				65%	5.59%	5.99%	5.59%	6.09%	7.04%	7.34%	£50k – £1.5m
5 YEAR FIXED Years 1-5 5/4/3/2/1%				70%	5.69%	5.99%	5.69%	6.19%	7.14%	7.44%	£50k – £1.0m
				75%	5.89%	6.09%	5.89%	6.29%	7.44%	7.74%	£50k – £1.0m
				80%	6.29%	6.29%	6.29%	6.49%	–	–	£50k – £500k
				REVERSIONARY RATES	BBR +4.50%*		BBR +5.00%*		BBR +5.25%*		
				PRODUCT FEE	4.00%		4.00%		4.00%		
PROPERTY TYPES											
Single dwelling				Private & ex LA Houses & Flats			N/A		N/A		
2 YEAR FIXED – Higher of Initial pay rate + 2% or 5.50%				HMOs & MUBs			N/A		Upto 10 lettable rooms or 10 units		N/A
5 YEAR FIXED – Initial pay rate %				Holiday Lets			N/A		Upto 6 bedrooms single lettings		

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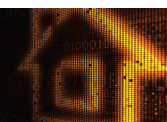


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ERCs				MAX LTV	2 YEAR	5 YEAR	2 YEAR	5 YEAR	2 YEAR	5 YEAR	Loan size
2 YEAR FIXED Years 1-2 2/1%				65%	5.89%	6.17%	5.89%	6.27%	7.07%	7.72%	£50k – £1.5m
5 YEAR FIXED Years 1-5 5/4/3/2/1%				70%	5.99%	6.17%	5.99%	6.37%	7.17%	7.82%	£50k – £1.0m
				75%	6.19%	6.27%	6.19%	6.52%	7.47%	8.22%	£50k – £1.0m
				80%	6.59%	6.69%	6.59%	6.69%	–	–	£50k – £500k
RENT COVER RATIOS				REVERSIONARY RATES		PRODUCT FEE		PROPERTY TYPES			
Basic Rate 125% High Rate 140%				BBR +4.50%*		BBR +5.00%*		BBR +5.25%*			
Combined 130% Ltd SPV 125%				3.00%		3.00%		3.00%			
				Single dwelling		Private & ex LA Houses & Flats		N/A		N/A	
				HMOs & MUBs		N/A		Upto 10 lettable rooms or 10 units		N/A	
				Holiday Lets		N/A		N/A		Upto 6 bedrooms single lettings	
RENT COVER RATES											
2 YEAR FIXED – Higher of Initial pay rate + 2% or 5.50%											
5 YEAR FIXED – Initial pay rate %											

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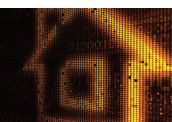


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5 YEAR FIXED Years 1-5 5/4/3/2/1%				70%	6.29%	6.35%	6.29%	6.55%	7.19%	8.20%	£50k – £1.0m	
				75%	6.49%	6.45%	6.49%	6.75%	7.49%	8.70%	£50k – £1.0m	
				80%	6.79%	6.85%	6.79%	6.95%	–	–	£50k – £500k	
RENT COVER RATIOS				REVERSIONARY RATES		PRODUCT FEE						
Basic Rate	125%	High Rate	140%	BBR +4.50%*		BBR +5.00%*		BBR +5.25%*				
Combined	130%	Ltd SPV	125%	2.00%		2.00%		2.00%				
				PROPERTY TYPES								
RENT COVER RATES				Single dwelling	Private & ex LA Houses & Flats		N/A		N/A			
2 YEAR FIXED – Higher of Initial pay rate + 2% or 5.50%				HMOs & MUBs	N/A		Upto 10 lettable rooms or 10 units		N/A			
5 YEAR FIXED – Initial pay rate %				Holiday Lets	N/A		N/A		Upto 6 bedrooms single lettings			

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