

Interest Rates

January 2024

Specialist BTL, HMO & MUFB - rates from 5.84%

2 Year			
Up to 75% LTV*			
Loan size	Fee Plus	ERC Plus	ERC Lite
£100k - £1m	6.09%	7.09%	7.59%
£1m - £5m	5.84%	6.84%	7.34%
£5m+	Priced on Application		

Early Repayment Charges			
	Fee Plus	ERC Plus	ERC Lite
ERC Lite applies		Year 1 - 5%	Year 1 - 4%
		Year 2 - 4%	Year 2 - 3%
		1% for the lifetime of the loan	

5 Year		Up to 75% LTV*	
Loan size	Fee Plus	ERC Plus	ERC Lite
£100k - £1m	6.59%	6.99%	7.19%
£1m - £5m	6.34%	6.74%	6.94%
£5m+	Priced on Application		
Early Repayment Charges			
	Fee Plus	ERC Plus	ERC Lite
ERC Lite applies		Years 1 & 2 - 5%	Years 1 & 2 - 4%
		Years 3 to 5 - 4%	Years 3 to 5 - 3%
		1% for the lifetime of the loan	

Up to 10% of the loan balance may be repaid in any 12 month period without notice and without incurring any early repayment charge on the 10% repaid.

Arrangement Fee: Arrangement Fee is 2% for ERC Plus and ERC Lite, and 5% for Fee Plus which can be added to the loan.

Overseas Borrowers or Complex Borrowing Structures* will be subject to additional 1% Arrangement Fee and to the Gross Loan to Value of 77%.

Revert Rate: BBR +5.00%

Interest coverage ratio thresholds

	BTL, HMOs up to 6 beds & MUFBs of any size	HMOs over 6 beds
Personal	140%	155%
Company	125%	140%

ICR Calculation:
2 Year Fixed calculated at Payrate + 2%
5 Year Fixed calculated at Payrate

Semi-commercial – rates from 6.49%

The value of the residential element must be at least 50% of the total valuation and should have its own separate access.

2 Year			
Up to 75% LTV*			
Loan size	Fee Plus	ERC Plus	ERC Lite
£100k – £1m	6.69%	7.69%	8.19%
£1m – £5m	6.49%	7.49%	7.99%
£5m+	Priced on Application		
Early Repayment Charges			
	Fee Plus	ERC Plus	ERC Lite
ERC Lite applies		Year 1 – 5%	Year 1 – 4%
		Year 2 – 4%	Year 2 – 3%
		1% for the lifetime of the loan	

5 Year		Up to 75% LTV*	
Loan size	Fee Plus	ERC Plus	ERC Lite
£100k - £1m	7.09%	7.49%	7.69%
£1m - £5m	6.99%	7.39%	7.59%
£5m+	Priced on Application		
Early Repayment Charges			
	Fee Plus	ERC Plus	ERC Lite
ERC Lite applies		Years 1 & 2 - 5%	Years 1 & 2 - 4%
		Years 3 to 5 - 4%	Years 3 to 5 - 3%
		1% for the lifetime of the loan	

Up to 10% of the loan balance may be repaid in any 12 month period without notice and without incurring any early repayment charge on the 10% repaid.

Arrangement Fee: Arrangement Fee is 2% for ERC Plus and ERC Lite, and 5% for Fee Plus which can be added to the loan.

Overseas Borrowers or Complex Borrowing Structures* will be subject to additional 1% Arrangement Fee and to the Gross Loan to Value of 77%.

Revert Rate: BBR + 5.65%

Interest coverage ratio thresholds

Semi-commercial	
Personal	125%
Company	125%

ICR Calculation:
2 Year Fixed calculated at Payrate + 1%
5 Year Fixed calculated at Payrate

Criteria Overview


Key features			
Maximum loan size	£25,000,000	Repayment type	Interest Only, Capital & Interest Repayment and Part & Part available on all loans
Minimum loan size	£100,000	Regions	England & Wales
Loan term	Up to 30 years	Age requirement	Minimum age 18 No maximum age
LTV	Up to 75% net of fees	Income requirement	No minimum income First time landlords and homeowners looking to purchase a holiday let or short term let are required to demonstrate a minimum household income of £35,000
Arrangement fee	Arrangement fee is 2% for ERC Plus and ERC Lite, and 5% for fee plus which can be added to the loan. Overseas Borrowers or complex borrowing structures will be subject to additional 1% arrangement fee and to the gross loan to value of 77% *	No rate loadings	Regardless of your client's circumstances, we do not load the rate

We support the following borrower types	
Individuals	Limited companies (new and existing SPVs and LLPs)
Sole traders, partnerships and trusts	Offshore entities
Portfolio landlords (no maximum portfolio size)	First time landlords & first time holiday let landlords (minimum household income of £35,000)
Expats and foreign nationals (no need for UK residence)	No limit to the number of borrowers, directors or shareholders

We lend on the majority of residential assets including the following property types	
HMOs (no maximum number of rooms)	New-build flats
MUFBS (no maximum number of units)	Short-term, holiday and Airbnb lets (we work off the rental income generated not just the AST value) and no restriction on maximum number of units - existing exposure limit of £25,000,000
Serviced accommodation	PBSA (priced on application)
DSS, vulnerable and sitting tenants	Commercial to residential conversions
Low rental yielding properties (that require outside income)	Flats of good quality above 10 storeys can be considered
Semi-commercial (if residential aspect more than 35% - up to 75% LTV)	Flats above commercial premises

All valuation and legal fee scales are available at htb.co.uk/go/fees

* Overseas borrowers and any borrowing structure that requires enhanced due diligence such as Trusts or complex structures (3 steps or more), connections to high-risk jurisdictions (including for source of wealth), PEPS and any other non-standard applications which require higher levels of investigation. Please discuss any such cases with your BDM for confirmation of approach.

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