



Product Guide Buy-to-Let Mortgages

A 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				
2 YEAR FIXED				
PRODUCT FEE	2%	3%	4%	5%
MAX LTV 65%	5.69%	5.39%	5.09%	4.84%
MAX LTV 70%	5.79%	5.49%	5.19%	4.94%
MAX LTV 75%	5.99%	5.69%	5.39%	5.14%
MAX LTV 80%	6.49%	6.29%	5.99%	
REVERSIONARY RATES	BBR + 4.50%*			

STANDARD RANGE				
5 YEAR FIXED				
2%	3%	4%	5%	Loan size
5.85%	5.67%	5.49%	5.24%	£50k – £1.5m
5.85%	5.67%	5.49%	5.24%	£50k – £1.0m
5.95%	5.77%	5.59%	5.34%	£50k – £1.0m
6.65%	6.49%	5.99%		£50k – £500k
BBR + 4.50%*				

PROPERTY TYPES	
Single Dwelling	Private & Ex-Local Authority, Houses and Flats
HMOs	N/A
MUBs	N/A
Holiday Lets	N/A

ERCs
2 YEAR FIXED Years 1-2 2/1%
5 YEAR FIXED Years 1-5 5/4/3/2/1%

RENT INTEREST COVER RATIOS			
Basic Rate	125%	High Rate	140%
Combined	130%	Ltd SPV	125%

RENT COVER RATES
2 YEAR FIXED – Higher of Initial pay rate + 2% or 5.50%
5 YEAR FIXED – Initial pay rate %

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

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



Buy-to-Let



SPECIALIST RANGE				
2 YEAR FIXED				
PRODUCT FEE	2%	3%	4%	5%
MAX LTV 65%	5.74%	5.44%	5.14%	4.99%
MAX LTV 70%	5.84%	5.54%	5.24%	5.09%
MAX LTV 75%	6.04%	5.74%	5.44%	5.29%
MAX LTV 80%	6.49%	6.29%	5.99%	
REVERSIONARY RATES	BBR + 5.00%*			

SPECIALIST RANGE				
5 YEAR FIXED				
2%	3%	4%	5%	Loan size
5.95%	5.77%	5.59%	5.39%	£50k – £1.5m
6.05%	5.87%	5.69%	5.49%	£50k – £1.0m
6.25%	6.02%	5.79%	5.54%	£50k – £1.0m
6.65%	6.39%	6.19%		£50k – £500k
BBR + 5.00%*				

PROPERTY TYPES	
Single Dwelling	N/A
HMOs	Up to 10 Lettable Rooms
MUBs	Up to 10 units
Holiday Lets	N/A

ERCs
2 YEAR FIXED Years 1-2 2/1%
5 YEAR FIXED Years 1-5 5/4/3/2/1%

RENT INTEREST COVER RATIOS			
Basic Rate	125%	High Rate	140%
Combined	130%	Ltd SPV	125%

RENT COVER RATES
2 YEAR FIXED – Higher of Initial pay rate + 2% or 5.50%
5 YEAR FIXED – Initial pay rate %

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

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



Buy-to-Let



NON-STANDARD RANGE				
2 YEAR FIXED				
PRODUCT FEE	2%	3%	4%	5%
MAX LTV 65%	7.09%	7.07%	7.04%	6.97%
MAX LTV 70%	7.19%	7.17%	7.14%	7.03%
MAX LTV 75%	7.49%	7.47%	7.44%	7.33%
MAX LTV 80%				
REVERSIONARY RATES	BBR + 5.25%*			

NON-STANDARD RANGE				
5 YEAR FIXED				
2%	3%	4%	5%	Loan size
8.10%	7.72%	7.34%	7.20%	£50k – £1.5m
8.20%	7.82%	7.44%	7.30%	£50k – £1.0m
8.70%	8.22%	7.74%	7.60%	£50k – £1.0m
				£50k – £500k
BBR + 5.25%*				

PROPERTY TYPES	
Single Dwelling	N/A
HMOs	N/A
MUBs	N/A
Holiday Lets	Up to 6 bedrooms, single lettings only

ERCs
2 YEAR FIXED Years 1-2 2/1%
5 YEAR FIXED Years 1-5 5/4/3/2/1%

RENT INTEREST COVER RATIOS			
Basic Rate	125%	High Rate	140%
Combined	130%	Ltd SPV	125%

RENT COVER RATES
2 YEAR FIXED – Higher of Initial pay rate + 2% or 5.50%
5 YEAR FIXED – Initial pay rate %

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

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



Buy-to-Let

