



Buy-to-Let Product Guide

19th February 2024

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%	3.85%	7%	125% / 140%	2% in year 1 2% in year 2	10.25% (BBR + 5%)	STD-2757-002

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	4.80%	7%	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-5757-003

Standard Buy to Let

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	4.75%	5%	125% / 140%	2% in year 1 2% in year 2	10.25% (BBR + 5%)	STD-2755-014

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.15%	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-5755-027

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.15%	2%	125% / 140%	2% in year 1 2% in year 2	10.25% (BBR + 5%)	STD-275-014

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.75%	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%)	STD-575-034
80%	5.95%					STD-580-039

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%	5.75%	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-5755-026

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.35%	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%)	SHMO-575-033

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%	6.20%	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-5755-026

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 4% in year 3 3% in year 4 2% in year 5	10.25% (BBR + 5%)	LHMO-575-039

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%	6.00%	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-5755-026

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	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%)	SMUB-575-039

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%	6.30%	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-5755-026

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.75%	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-575-039

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%	5.29%	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-5655-027

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.79%	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-565-040

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%	6.35%	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%)	SMC-575-039