

Intermediaries only.  
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# PRODUCT GUIDE.

Buy to let

**Complete** 

Your specialist partner distributor

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# PRECISE.

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# SINGLE DWELLING PROPERTIES.

## TIER 1 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
70%	2-year fixed	4.29%	5.00%	4%, 3%	BBR + 3.25%	5.84%	UZN83	UZN94
	5-year fixed	4.39%	7.00%	5%, 5%, 4%, 4%, 3%		4.39%	UZN84	UZN95
75%	2-year fixed	5.29%	3.00%	4%, 3%	BBR + 3.25%	6.84%	UZN85	UZN96
		5.79%	2.00%			7.34%	UZN86	UZN97
	5-year fixed	4.79%	5.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	4.79%	UZN87	UZN98
		5.19%	3.00%			5.19%	UZN88	UZN99
		5.39%	2.00%			5.39%	UZN89	UZN01
	80%	2-year fixed	5.79%	3.00%	4%, 3%	BBR + 3.25%	7.34%	UZM76
6.29%			2.00%	7.84%			UZM77	UZM81
5-year fixed		5.79%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.79%	UZM78	UZM82
		5.99%	2.00%			5.99%	UZM79	UZM83

# PRECISE.

# HMO AND MULTI-UNIT PROPERTIES.

## TIER 1 PRODUCTS.

### HMO and multi-unit

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
70%	2-year fixed	4.49%	5.00%	4%, 3%	BBR + 3.25%	6.04%	UZM06	UZM17
	5-year fixed	4.59%	7.00%	5%, 5%, 4%, 4%, 3%		4.59%	UZM07	UZM18

75%	2-year fixed	5.49%	3.00%	4%, 3%	BBR + 3.25%	7.04%	UZM08	UZM19
		5.99%	2.00%			7.54%	UZM09	UZM20
	5-year fixed	4.99%	5.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	4.99%	UZM10	UZM21
		5.39%	3.00%			5.39%	UZM11	UZM22
		5.59%	2.00%			5.59%	UZM12	UZM23

### HMO only

80%	2-year fixed	5.99%	3.00%	4%, 3%	BBR + 3.25%	7.54%	UZM84	UZM88
		6.49%	2.00%			8.04%	UZM85	UZM89
	5-year fixed	5.99%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.99%	UZM86	UZM90
		6.19%	2.00%			6.19%	UZM87	UZM91

# PRECISE.

# SINGLE DWELLING PROPERTIES.

## TIER 2 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2-year fixed	5.29%	3.50%	4%, 3%	BBR + 3.25%	6.84%	UZM92	UZM96
		5.79%	2.50%			7.34%	UZM93	UZM97
	5-year fixed	5.19%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.19%	UZM94	UZM98
		5.39%	2.50%			5.39%	UZM95	UZM99

# HMO PROPERTIES.

## TIER 2 PRODUCTS.

75%	2-year fixed	5.49%	3.50%	4%, 3%	BBR + 3.25%	7.04%	UZL01	UZL05
		5.99%	2.50%			7.54%	UZL02	UZL06
	5-year fixed	5.39%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.39%	UZL03	UZL07
		5.59%	2.50%			5.59%	UZL04	UZL08

# KEY CRITERIA.

## ACCEPTABLE ADVERSE.

### Tier 1 products

**Defaults:** 0 in 72 months

**CCJ:** 0 in 72 months

**Mortgage and secured loan arrears:** 0 in 36 months

**Unsecured arrears:** 1 in 12 months, 2 in 36 months (worst status)

All qualifying directors/shareholders must guarantee the loan and their credit history will be taken into account.

### Tier 2 products

**Defaults:** 0 in 24 months

**CCJ:** 0 in 24 months

**Mortgage and secured loan arrears:** 0 in 36 months

**Unsecured arrears:** 1 in 12 months, 2 in 36 months

### Tier 3 products

**Defaults:** 0 in 12 months, 2 in 24 months

**CCJ:** 0 in 12 months, 1 in 24 months (max £2,500)

**Mortgage and secured loan arrears:** 0 in 12 months, 1 in 36 months

**Unsecured arrears:** Not counted

## LOAN AMOUNTS AND LTV LIMITS.

**Min loan size:** £40,000

**Max loan sizes:**

£3,000,000 up to **60%** (Single dwelling properties)

£1,000,000 up to **60%** (HMO and multi-unit properties and Tier 2 and Tier 3 products)

£1,000,000 up to **70%**

£750,000 up to **75%**

£500,000 up to **80%**

## AFFORDABILITY.

Short-term fixed rates assessed at pay rate plus 1.55%.  
Minimum 5.50%

5-year fixed rates assessed at pay rate.

### Personal ownership ICRs

Basic rate taxpayers 125%

Higher rate taxpayers 140%

Additional rate taxpayers 140%

### Limited company ICR

Limited company applications 125%

### Top slicing

Not available to first-time buyers and remortgage applications.

## APPLICANT.

**Min age:** 21 years

**Max age:** 80 years at application (max term of 35 years)

### Personal ownership applications

Max number of applicants: 2

### Limited company applications

Max number of guarantors: 4

**Experience:** HMO and multi-unit applicants must have held a current buy to let for at least 12 months prior to application.

## BANK OF ENGLAND BASE RATE (BBR) REVERSION RATE.

BBR reversion rates are variable rates linked to the Bank of England base rate.

BBR reversion rates have a floor. This means that if BBR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above BBR. This means that the rate payable will never go below 0.00% plus the additional percentage rate.

## INCOME.

No minimum income requirements on loans up to and including £1,000,000. For loans over £1,000,000 a minimum income of £100,000 is required. The main applicant must be employed/self-employed.

## TERM.

**Min:** 5 years

**Max:** 35 years

## REPAYMENT METHODS.

Capital and interest and interest only.

## PROPERTY RESTRICTIONS.

Multi-unit properties not accepted in Scotland.

# PRECISE.

# SINGLE DWELLING PROPERTIES.

## TIER 3 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2-year fixed	5.59%	3.50%	4%, 3%	BBR + 3.25%	7.14%	UZL09	UZL13
		6.09%	2.50%			7.64%	UZL10	UZL14
	5-year fixed	5.49%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.49%	UZL11	UZL15
		5.69%	2.50%			5.69%	UZL12	UZL16

## FEES AND CHARGES.

### Valuation fee scale

Property value	Standard valuation fee	Homebuyers report fee
£100,000	£370	£570
£150,000	£410	£600
£200,000	£445	£650
£250,000	£465	£705
£300,000	£485	£770
£350,000	£525	£815
£400,000	£560	£900
£450,000	£590	£955
£500,000	£630	£1,045
£600,000	£695	£1,105
£700,000	£750	£1,155
£800,000	£810	£1,205
£900,000	£920	£1,255
£1,000,000	£975	£1,405
£1,250,000	£1,090	£1,655
£1,500,000	£1,200	£1,955
£1,750,000	£1,315	£2,055
£2,000,000	£1,540	£2,205
£2,000,000+	Contact us for details.	

Valuation fees are payable on application and include an assessment fee of £180 which is non-refundable. Homebuyers reports are not available for HMO and multi-unit properties.

## OTHER FEES.

**Telegraphic transfer fee:** £25

**Post offer product switch fee:** £70

**Redemption administration fee:** £40

All fees include VAT (where applicable).

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