



Specialist Solutions tailored to help you place more Buy to Let and Holiday Let mortgage business

**Min term =
1 year; max
term = 35 years**

**Max age
for main
applicant 75**

**Multiple
Properties on the
same Title Deed**

**Main applicant
must have
income of at least
£30k
(BTL / £35k (Hol Let))**

**Limited Co
Mortgages for
BTL and Holiday
Let (Max 70% LTV)**

**Mortgage type
can be interest
only or
repayment**

**No ERCs after
3 years**

**Min loan
= £50k**

**75%
Maximum LTV**

**Arrangement
fees can
be added to loan**

**Portfolio
landlords
accepted**

**Consider
properties in
England & Wales**

**Income based on
lettings agent
forecast or
previous accounts**

**Personal income accepted
if rental insufficient to meet
rental coverage required
(personal customers only)**

**No maximum number of Buy
to Let / Holiday Let properties**

**Air BnB income accepted for
Holiday Lets**

Key Features

Application Fee	£250 (payable on application and non-refundable)
Arrangement Fee	1.5% of total (less the application fee) – can be added to loan.
Valuation Fee	£499 for properties up to £500,000 in Wales (subject to confirmation from the valuer) and by request for all properties in England / properties over £500,000 in Wales.
Maximum Loan to Value (%)	60% (Buy to Let 60 / Consumer Buy to Let / Holiday Let 60 Mortgage) 75% (Buy to Let 75 / Consumer Buy to Let 75 / Holiday Let 75 Mortgage) 70% (Limited Company Buy to Let 70 / Holiday Let 70 Mortgage)
Loan size	£50,000 to £300,000 (BTL)/£500,000 (Holiday Let) – amounts above considered on a case by case basis.
Repayment Type	Capital and Interest / Part and Part / Interest Only. For those loans on an interest only basis, all borrowers will be required to provide evidence of how they intend to repay their interest only loan.
Early Repayment Charge	During the first three years, an early repayment charge of 1% of the loan amount is payable. After this period, no early repayment charges apply.
Overpayments	Regular overpayments are permitted. Regular overpayments are amounts collected with, in addition to, your monthly mortgage payments. You may make capital repayments without an early repayment charge being levied as long as the mortgage is not redeemed in full (a minimum balance of £500 must be kept on the account) within the 3 year early repayment period. Following receipt of a lump sum payment, the amount that you owe, and so the amount of interest you pay is reduced immediately.

Further information:

- Please note that our Buy to Let mortgages / Holiday Let Mortgages are available to existing property owners who would like to purchase / remortgage a property which is to be let / which is used for holiday letting, subject to being located in an area commensurate with holiday letting (subject to being located in an area commensurate with holiday letting).
- The rental calculation is based on the actual or expected rental. Rent must cover 125% of the 'stressed mortgage payments' for basic rate tax payers & 125% for Ltd Co's (For BTLs only), or 145% for higher rate tax payers and Ltd Co's for Holiday Lets. The stressed mortgage payment is based on the product rate +2% or 5.5% whichever is higher. Personal income can be considered when assessing affordability if rental income is not enough for personal applications only.
- For Consumer BTL mortgages personal income and expenditure is considered when assessing affordability. We will use 70% of the gross rental income received. The stressed mortgage payment for a Consumer Buy to Let Product is based on the mortgage pay rate plus 2%.
- Main applicant must be a property owner, earn at least £30,000 per annum for BTL mortgages, £35,000 for Holiday Let mortgages and income to be derived from a source other than rent.
- Maximum age at end of loan for main applicant = 75.

- These mortgages are not portable and you will not be able to transfer these product terms.
 - For house purchase, the maximum Loan to Value is the amount of a mortgage loan expressed as a percentage of the purchase price or valuation whichever is the lower.
 - For loans above £300,000 for Buy to Let Mortgages and £500,000 for Holiday Let Mortgages, please contact us to discuss.
 - Projected income is based on forecast from local rental lettings agency detailing the level of income that can be generated by the property.
 - Mortgage interest is calculated on a daily basis.
 - Our Mortgage Services Tariff gives details of the charges payable in connection with mortgage applications and additional administration following completion of your loan.
 - Loans are available to persons aged 18 or over and are subject to status and valuation of a suitable property, over which security will be required. All lending will be subject to the financial standing of the applicant(s).
 - The property must meet EPC Regulations effective 1 April, 2018. I.e. a minimum band rating of A-E.
 - Limited Company mortgages available for both BTL and Hol Let – max LTV 70%
 - HMOs acceptable
 - Portfolio landlords accepted.
- Property is unacceptable if it is:**
- A shared ownership property.

Committed to working with you and building better relationships

The Mortgaged Property (which may be your home) may be repossessed if you do not keep up payments on your mortgage. If you fail to keep up with payments on your mortgage a 'receiver of rent' may be appointed and/or your rental property may be repossessed.