

EXPAT BUY TO LET MORTGAGE RATES

INCLUDES A FREE VALUATION AND FREE LENDER LEGAL CHARGES

Rates as at 1 December 2016

Product Name	Product Features	LTV	Min Loan	Pay Rate	APR for purchases	APR for remortgages	Product	Application Fee	Product Fee	Early Repayment Charges
3 Year Discount	Guaranteed to track the Skipton International UK Standard Variable Rate for 3 years	Up to 75%	£300,000	2.99% (UK SVR - 2.00%)	4.7%	4.7%	UKD07	£1,999 (£999 for all remortgages)	All Fee Free	3% until end of discount term
			£100,000	3.74% (UK SVR - 1.25%)	5.0%	4.9%	UKD06			
5-Year Fixed Rate	Fixed rate of interest until 31 January 2022	Up to 75%	£300,000	4.24%	4.9%	4.9%	UKF40			5% until 31.01.22
			£100,000	4.74%	5.2%	5.2%	UKF39			

- Application Fee is to be submitted with the mortgage application. See our Expat Application Fee leaflet for further information (available on www.skiptoninternational.com)
- Skipton International UK Standard Variable Rate (UK SVR) is currently 4.99%.
- Limited issue offer. These products may be withdrawn at anytime
- No early repayment charges following the end of the product period
- Following a fixed, discount or tracker period the interest rate will revert to Skipton International UK Standard Variable Rate
- Monthly Payments must be made in arrears by direct debit on the first working day of each month
- The minimum loan size is £100,000 for individuals (further advance £50,000)
- The maximum loan size to any individual, together with connected persons is £1.5 million
- Rental income of 125% is required (based on a simple interest calculation at 6.00%), unless the 5-Year Fixed Rate is selected for which the rental income is required to be 125% of the product pay rate.
- As with all mortgages, if the mortgage is repaid after the end of the fixed or tracker period, interest to the date of redemption will be payable
- Our mortgage products are portable and can be applied to a replacement new property, subject to meeting lending criteria at that time. If you have a fixed, discount or tracker mortgage and the mortgage required for the new property is lower an early repayment charge, as detailed above, will be payable on the difference between the two loans
- Interest is calculated on a daily basis
- Where Early Repayment Charges apply, lump sum payments of up to 10% may be made early without charge each year. For the purposes of this calculation, a year is defined as starting on the commencement of the loan and on the anniversary thereafter; the amount is up to 10% of the balance outstanding on that date. This facility cannot be rolled over into subsequent years if the facility is not used in any one year

Please call us on: **023 8045 6999**

or visit: **www.complete-fs.co.uk**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Skipton International Registered Office: Tudor House, The Bordage, St. Peter Port, Guernsey, GY1 6DS, Great Britain. Minimum age 18 years. All mortgages are subject to status and valuation. Skipton International Limited requires a first charge on the property. To help maintain service and quality, telephone calls may be recorded and monitored.



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How much can be borrowed?

Annual rental income of 125% (based on a simple interest calculation at 6.00%) is required for UK Buy to Let mortgages, unless the 5-Year Fixed Rate is selected for which the rental income is required to be 125% of the product pay rate.

Loan to value parameters

Our criteria on maximum loans for residential properties are as follows (subject to product conditions):

Loan Amount	Maximum LTV
Up to £450,000	75%
£450,001 - £750,000	70%
£750,001 - £1,000,000	60%
£1 million - £1.5 million	50%

Life Cover

Whilst life cover is not obligatory, Skipton International Limited advises that some form of mortgage protection is taken out on all products.

Direct Debits

All our mortgages are conditional on monthly payments being made in arrears by Direct Debit on the 1st of each month.

Further information

- Our mortgage products can be withdrawn at very short notice
- Any mortgage offer we make will be valid for three months and is not transferable to different properties
- It is our usual practice to send the mortgage advance to the conveyancer by CHAPS, and a charge of £25 will be debited to the customers account, or it can be paid on completion.

Long – term value

We believe it is important when choosing a mortgage that you consider all issues, this includes giving careful consideration to the rate that will follow the maturity of a product.

Application checklist

With minimal submission of required documentation, applications can be processed very quickly. However, please ensure that you provide ALL the documentation outlined on the application form (with the completed and signed application) to ensure your mortgage application is processed as quickly and efficiently as possible, otherwise delays will be incurred until all documentation is provided to Skipton International.

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