

BUY TO LET PRODUCT RATES (CORRECT AS AT 2ND JUNE 2017)

	VIDA 1	VIDA 2	VIDA 3	VIDA 4
Combined CCJs & Defaults Do not count/ignore: CCJs registered/Defaults more than 36 months ago (Vida 1) or 24 months ago (Vida 2 - 4) or any individual CCJs/Defaults less than £250	No Registered CCJ or Default worth £250 or more in last 36 Months	No Registered CCJ or Default worth £250 or more in last 24 Months	0 in last 12 months of £250 or more 1 Registered CCJ or Default in last 24 Months (including unsecured default)	0 in last 6 months of £250 or more 2 Registered CCJs or Defaults in last 24 months (including unsecured defaults)
Missed Mtge/Secured Loan Payments	0 missed payments in last 36 months	0 missed payments in last 6 months	0 missed payments in last 6 months	
Maximum Worst Status	1 in last 36 months	1 in last 24 months	2 in last 24 months	
Unsecured credit/ loan arrears (e.g. credit cards, catalogues, mobile phones and personal loans)	0 missed payments in last 6 months	0 missed payments in last 6 months	0 missed payments in last 6 months	
Maximum Current Status and outstanding value	1 up to £500	1 up to £1,000	2 up to £1,000	
Debt Management Plans	Considered providing satisfactorily conducted			
Bankruptcy/IVA/DRO	Discharged over 6 years			
Debt Consolidation	Available up to scheme limits			
Previous Property Repossession	Customers repossessed in the last 10 years are not acceptable			
Adverse Criteria	Assessed on total combined adverse from all applicants			

NEW BUY TO LET HIGHLIGHTS
New Range of Limited Edition 70% LTV products on 2 and 5 year fixed rate

- Rates from 3.14% for 2 year fixed
- 3.64% for 5 year fixed
- Maximum loan size of £500,000 for Limited Edition Products

Selected rate cuts on Vida 2 and 3
New Expat range with improved criteria

- Up to £1,000,000 for existing landlords
- Up to £500,000 for first time landlords
- Now for people living or working abroad with a UK tax liability in the last 5 years

2 YEAR TRACKER FROM COMPLETION

Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4
80%	3.69% LIBOR + 3.34%	-	-	-
75%	3.44% LIBOR + 3.09%	4.49% LIBOR + 4.14%	5.04% LIBOR + 4.69%	-
70%	3.24% LIBOR + 2.89%	4.39% LIBOR + 4.04%	4.89% LIBOR + 4.54%	5.29% LIBOR + 4.94%
65%	-	-	-	5.19% LIBOR + 4.84%
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
Revert Rate	6.19% (LIBOR + 5.84%)			
Early Repayment Charge (Year 1 / 2)	3% / 2% (from completion)			
Maximum Loan (including fees)	To 75% LTV: £1,000,000 75.01% LTV or higher £750,000	£1,000,000		

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

LIBOR:

0.35% set on 20 March 2017

BUY TO LET PRODUCT RATES

2 YEAR FIXED FROM COMPLETION				
Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4
80%	3.99%	-	-	-
75%	3.54%	4.04%	4.59%	-
70% Limited Edition	3.14% to £500,000 3.34% > £500,000	3.99%	4.49%	5.69%
65%	-	-	-	5.49%
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
Revert Rate	6.19% (LIBOR + 5.84%)			
Early Repayment Charge (Year 1 / 2)	3% / 2% (from completion)			
Maximum Loan (including fees)	To 75% LTV: £1,000,000 75.01% LTV or higher £750,000	£1,000,000		

5 YEAR FIXED FROM COMPLETION				
Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4
80%	4.49%	-	-	-
75%	3.99%	4.64%	5.39%	-
70% Limited Edition	3.64% to £500,000 3.89% > £500,000	4.44%	5.29%	5.99%
65%	-	-	-	5.74%
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
Revert Rate	6.19% (LIBOR + 5.84%)			
Early Repayment Charge (Year 1 - 5)	3% / 2% / 2% / 2% / 1% (from completion)			
Maximum Loan (including fees)	To 75% LTV: £1,000,000 75.01% LTV or higher £750,000	£1,000,000		

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

Procurator Fee	0.45%
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NEW VIDA EXPAT CRITERIA	
Combined CCJs & Defaults	No Registered CCJ or Default worth £250 or more in last 36 Months
Missed Mtge/Secured Loan Payments	0 missed payments in last 36 months
Maximum Worst Status	1 in last 36 months
Unsecured credit/ loan arrears (e.g. credit cards, catalogues, mobile phones and personal loans)	0 missed payments in last 6 months
Maximum Current Status and outstanding value	1 up to £500
Debt Management Plans	Considered providing satisfactorily conducted
Bankruptcy/IVA/DRO	Discharged over 6 years
Debt Consolidation	Available up to scheme limits
Previous Property Repossession	Customers repossessed in the last 10 years are not acceptable
Adverse Criteria	Assessed on total combined adverse from all applicants

NEW VIDA EXPAT RATES	
2 YEAR FIXED FROM COMPLETION	
75% LTV	4.19%
70% LTV	3.99%
ERC (Year 1 / 2)	3% / 2% (from completion)
2 YEAR TRACKER FROM COMPLETION	
75% LTV	4.09% (LIBOR + 3.74%)
70% LTV	3.89% (LIBOR + 3.54%)
ERC (Year 1 / 2)	3% / 2% (from completion)
5 YEAR FIXED FROM COMPLETION	
75% LTV	4.64%
70% LTV	4.54%
ERC (Year 1 / 5)	3% / 2% / 2% / 2% / 1% (from completion)
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995. £250,001 or more: 1.50%
Revert Rate	6.19% (LIBOR + 5.84%)
Maximum Loan (Including Fees)	£1,000,000 (£500,000 first time landlord)

BUY TO LET HIGHLIGHTS

UPDATED
EXPATS INVESTING IN UK
 For existing UK property owners living abroad
 No minimum income required

HOUSES OF MULTIPLE OCCUPANCY (HMO)
 Up to 8 bedrooms
 No additional rate or fee loading
 Just one year's landlord experience required
 Min 130% rental cover

IMPAIRED CREDIT HISTORY
 Small or life events allowed
 Up to 2 CCJs & 2 missed mortgage payments allowed up to 70% LTV

OLDER AND RETIRED LANDLORDS
 Interest only up to 80% LTV
 Age up to 95 at the end of the term (Ltd company)
 No minimum income required

RENTAL CALCULATION
 125% rental income for basic rate tax payers and limited companies.
 Based on higher of pay rate or 5.5% notional rate (5 year fixed on pay rate)

PORTFOLIO LANDLORDS
 Up to 15 Properties/£1.5m with Vida Homeloans
 Can be combined with other competitive BTL criteria (e.g. rental assessment and credit history)

MULTI UNIT BLOCKS
 Up to 5 units
 No additional rate or fee loading
 Just one year's landlord experience required
 Min 130% rental cover

TRADING COMPANY OR SPV
 Available on any trading limited company with just 1 year's accounts
 Floating charge not required on SPVs

SMALLER DEPOSIT – 80% LTV
 Pricing starts from 20% deposit (80% LTV)
 Can have historical impaired credit or life event

RENTAL TOP-UP
 Will allow surplus income to top up rental income for single units
 From 115% for basic rate tax payers
 From 120% for higher rate tax payers