

Interest rates | February 2024

Specialist BTL, HMO & MUFBS - rates from 5.84%

Fixed

2 Year | Up to 75% LTV

LOAN SIZE	FEE PLUS	ERC PLUS	ERC LITE
£100k - £1m	6.09%	7.09%	7.59%
£1m - £5m	5.84%	6.84%	7.34%
£5m+	Priced on application		

5 Year | Up to 75% LTV

LOAN SIZE	FEE PLUS	ERC PLUS	ERC LITE
£100k - £1m	6.59%	6.99%	7.19%
£1m - £5m	6.34%	6.74%	6.94%
£5m+	Priced on application		

Flex Tracker

Short-term flexibility

All the benefits of a tracker mortgage plus the ability to either sell or lock-into a fixed term within the two-year discount period, without incurring ERCs.

2 Year | Up to 75% LTV

LOAN SIZE	FEE PLUS	ERC PLUS	ERC LITE
£100k - £1m	8.20%	9.20%	9.70%
	BBR +2.95%	BBR +3.95%	BBR +4.45%
£1m - £5m	7.80%	8.80%	9.30%
	BBR +2.55%	BBR +3.55%	BBR +4.05%
£5m+	Priced on application		

This product may not be suitable for borrowers wishing to refinance to another lender during the initial term and ERCs will still apply.

Important information

Up to 10% of the loan balance may be repaid in any 12 month period without notice and without incurring any early repayment charge on the 10% repaid.

Arrangement Fee: Arrangement Fee is 2% for ERC Plus and ERC Lite, and 5% for Fee Plus which can be added to the loan.

Overseas Borrowers or Complex Borrowing Structures* will be subject to an additional 1% arrangement fee.

The Gross Loan to value cannot exceed 77% in any instance.

Revert Rate: BBR +5.00%

Current Bank of England Base Rate (BBR) = 5.25%

Interest coverage ratio thresholds

	BTL, HMOS UP TO 6 BEDS & MUFBS OF ANY SIZE	HMOS OVER 6 BEDS	ICR CALCULATION: 2 Year Fixed and Tracker calculated at Payrate + 2% 5 Year Fixed calculated at Payrate
PERSONAL	140%	155%	
COMPANY	125%	140%	

Semi-commercial – rates from 6.19%

The value of the residential element must be at least 50% of the total valuation and should have its own separate access.

Fixed

2 Year | Up to 75% LTV

LOAN SIZE	FEE PLUS	ERC PLUS	ERC LITE
£100k - £1m	6.54%	7.54%	8.04%
£1m - £5m	6.19%	7.19%	7.69%
£5m+	Priced on application		

5 Year | Up to 75% LTV

LOAN SIZE	FEE PLUS	ERC PLUS	ERC LITE
£100k - £1m	6.94%	7.34%	7.54%
£1m - £5m	6.59%	6.99%	7.19%
£5m+	Priced on application		

Flex Tracker

Short-term flexibility

All the benefits of a tracker mortgage plus the ability to either sell or lock-into a fixed term within the two-year discount period, without incurring ERCs.

2 Year | Up to 75% LTV

LOAN SIZE	FEE PLUS	ERC PLUS	ERC LITE
£100k - £1m	8.40%	9.40%	9.90%
	BBR +3.15%	BBR +4.15%	BBR +4.65%
£1m - £5m	8.00%	9.00%	9.50%
	BBR +2.75%	BBR +3.75%	BBR +4.25%
£5m+	Priced on application		

This product may not be suitable for borrowers wishing to refinance to another lender during the initial term and ERCs will still apply.

Important information

Up to 10% of the loan balance may be repaid in any 12 month period without notice and without incurring any early repayment charge on the 10% repaid.

Arrangement Fee: Arrangement Fee is 2% for ERC Plus and ERC Lite, and 5% for Fee Plus which can be added to the loan.

Overseas Borrowers or Complex Borrowing Structures* will be subject to an additional 1% arrangement fee. The Gross Loan to value cannot exceed 77% in any instance.

Revert Rate: BBR +5.65%

Current Bank of England Base Rate (BBR) = 5.25%

Interest coverage ratio thresholds

SEMI-COMMERCIAL		ICR CALCULATION: 2 Year Fixed and Tracker calculated at Payrate + 1% 5 Year Fixed calculated at Payrate
PERSONAL	125%	
COMPANY	125%	

Early repayment charges (ERCs)

2 YEAR			5 YEAR			2 YEAR FLEX TRACKER		
FEE PLUS	ERC PLUS*	ERC LITE	FEE PLUS	ERC PLUS*	ERC LITE	FEE PLUS	ERC PLUS	ERC LITE
Year 1 - 4%	Year 1 - 5%	Year 1 - 4%	Years 1 & 2 - 4%	Years 1 & 2 - 5%	Years 1 & 2 - 4%	Year 1 - 2%	Year 1 - 3%	Year 1 - 2%
Year 2 - 3%	Year 2 - 4%	Year 2 - 3%	Years 3 to 5 - 3%	Years 3 to 5 - 4%	Years 3 to 5 - 3%	Year 2 - 1%	Year 2 - 2%	Year 2 - 1%

* 1% for the lifetime of the loan

Criteria overview

KEY FEATURES			
Maximum loan size	£25,000,000	Repayment type	Interest Only, Capital & Interest Repayment and Part & Part available on all loans
Minimum loan size	£100,000	Arrangement fee	Arrangement fee is 2% for ERC Plus and ERC Lite, and 5% for fee plus which can be added to the loan. Overseas Borrowers or Complex Borrowing Structures* will be subject to an additional 1% arrangement fee. The Gross Loan to value cannot exceed 77% in any instance.
Loan term	Up to 30 years	Age requirement	Minimum age 18 No maximum age
LTV	Up to 75% net of fees	Income requirement	No minimum income First time landlords and homeowners looking to purchase a holiday let or short term let are required to demonstrate a minimum household income of £35,000
Regions	England & Wales	No rate loadings	Regardless of your client's circumstances, we do not load the rate

WE SUPPORT THE FOLLOWING BORROWER TYPES	
Individuals	Limited companies (new and existing SPVs and LLPs)
Sole traders, partnerships and trusts	Offshore entities
Portfolio landlords (no maximum portfolio size)	First time landlords & first time holiday let landlords (minimum household income of £35,000)
Expats and foreign nationals (no need for UK residence)	No limit to the number of borrowers, directors or shareholders

WE LEND ON MOST RESIDENTIAL ASSETS INCLUDING THE FOLLOWING PROPERTY TYPES	
HMOs (no maximum number of rooms)	New-build flats
MUFBS (no maximum number of units)	Short-term, holiday and Airbnb lets (we work off the rental income generated not just the AST value) and no restriction on maximum number of units - existing exposure limit of £25,000,000
Serviced accommodation	PBSA (priced on application)
DSS, vulnerable and sitting tenants	Commercial to residential conversions
Low rental yielding properties (that require outside income)	Flats of good quality above 10 storeys can be considered Flats above commercial premises

* Overseas borrowers and any borrowing structure that requires enhanced due diligence such as Trusts or complex structures (3 steps or more), connections to high-risk jurisdictions (including for source of wealth), PEPs and any other non-standard applications which require higher levels of investigation. Please discuss any such cases with your BDM for confirmation of approach.