



# Buy-to-Let Product Guide

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11th November 2024

BBR is currently 5%

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**For Intermediaries Only**

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# Affordability

	2 Year Fixed	5 Year Fixed
<b>Basic Rate</b>	125%	125%
<b>Higher Rate</b>	140%	125%
<b>Additional Rate</b>	140%	125%
<b>Limited Company /LLP</b>	125%	125%

\* Affordability for Semi-commercial security will only include rents from the residential elements.

## Interest Calculation Rate

**2 year fixed rate** - Affordability calculated on the greater of payrate plus 2% or 100% at BOE plus 5%

**5 year fixed rate** - Affordability calculated on payrate

# Standard Buy to Let

## Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- For lending against houses, leasehold flats, maisonettes and new build properties
- Maximum Loan: £2,000,000 subject to loan to value limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
<b>75%</b>	3.69%	<b>7%</b>	125% / 140%	2% in year 1 2% in year 2	10% (BBR + 5%)	STD-2757-006

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
<b>75%</b>	4.85%	<b>7%</b>	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	STD-5757-008

## Standard Buy to Let

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	4.55%	5%	125% / 140%	2% in year 1 2% in year 2	10% (BBR + 5%)	STD-2755-018

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.19%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	STD-5755-032

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.99%	2%	125% / 140%	2% in year 1 2% in year 2	10% (BBR + 5%)	STD-275-018

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.75%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	STD-575-039
80%	5.95%					STD-580-044

# House of Multiple Occupancy (HMO)

## Small HMO – Up to 6 bedrooms

### Key Features

Up to six rooms with no complex structure (easily converted back to residential status) and / or let to no more than six unrelated individuals. If room sizes allow for more than one individual per room under government guidelines, the share must be a related individual.

- Maximum Loan: £1,500,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.15%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	SHMO-5755-028

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.45%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	SHMO-575-034

# House of Multiple Occupancy (HMO)

## Large HMO – Between 6 & 10 Bedrooms

### Key Features

Six rooms or more, complex structures (not easily converted back to a residential status), Suis Generis planning and / or smaller size HMOs where planning allows the rooms to be a shared let to unrelated individuals and therefore unrelated individuals exceed room total.

- Maximum Loan: £1,500,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.60%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	LHMO-5755-028

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.85%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	LHMO-575-041

# Multi Unit Freehold Block (MUFB)

## Small MUFB

### Key Features:

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties of up to 4 units
- Maximum Loan: £1,500,000 subject to loan to value limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.40%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	SMUB-5755-028

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.70%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	SMUB-575-041

# Multi Unit Freehold Block (MUFB)

## Large MUFB

### Key Features:

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties between 4 & 10 units
- Maximum Loan: £700,000
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.70%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	LMUB-5755-028

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.99%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	LMUB-575-041



# Expat Borrowers

## Key Features:

- Available for Individual and Corporate borrowers
- UK citizens with an active UK credit footprint only
- Purchase and Remortgage applications
- Lending against houses, leasehold flats, maisonettes, HMOs, MUFBs and new build properties
- Maximum Loan: £2,000,000 subject to loan to value and property limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.19%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	EXP-5655-032

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.79%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	EXP-565-045

# Semi-commercial

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## Key Features:

- Available for Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against semi-commercial properties where the commercial element does not exceed 40% of the total property
- The value and rental income from any commercial element cannot be used to support either the affordability or LTV assessment
- Maximum Loan: £1,500,000 (£700,000 if >4 units) subject to loan to value and property limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.75%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	10% (BBR + 5%)	SMC-575-041