

Intermediaries only.
Correct as of: 19 November 2024



PRODUCT GUIDE.

Buy to let

Complete  <small>Your specialist package distributor</small>	 023 8045 6999  enquiries@complete-fs.co.uk  www.complete-fs.co.uk
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SINGLE DWELLING PROPERTIES.

TIER 1 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
70%	2-year fixed	4.14%	5.00%	4%, 3%	BBR + 3.25%	5.69%	UZG83	UZG94
	5-year fixed	5.04%	7.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.04%	UZG84	UZG95
75%	2-year fixed	5.14%	3.00%	4%, 3%	BBR + 3.25%	6.69%	UZG85	UZG96
	2-year fixed	5.64%	2.00%	4%, 3%	BBR + 3.25%	7.19%	UZG86	UZG97
	5-year fixed	5.44%	5.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.44%	UZG87	UZG98
	5-year fixed	5.84%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.84%	UZG88	UZG99
	5-year fixed	6.04%	2.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.04%	UZG89	UZF01
80%	2-year fixed	5.64%	3.00%	4%, 3%	BBR + 3.25%	7.19%	UZG90	UZF02
	2-year fixed	6.14%	2.00%	4%, 3%	BBR + 3.25%	7.69%	UZG91	UZF03
	5-year fixed	6.34%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.34%	UZG92	UZF04
	5-year fixed	6.54%	2.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.54%	UZG93	UZF05

SINGLE DWELLING PROPERTIES.

TIER 2 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2-year fixed	5.14%	3.50%	4%, 3%	BBR + 3.25%	6.69%	UZF22	UZF30
	2-year fixed	5.64%	2.50%	4%, 3%	BBR + 3.25%	7.19%	UZF23	UZF31
	5-year fixed	5.84%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.84%	UZF24	UZF32
	5-year fixed	6.04%	2.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.04%	UZF25	UZF33
80%	2-year fixed	5.64%	3.50%	4%, 3%	BBR + 3.25%	7.19%	UZF26	UZF34
	2-year fixed	6.14%	2.50%	4%, 3%	BBR + 3.25%	7.69%	UZF27	UZF35
	5-year fixed	6.34%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.34%	UZF28	UZF36
	5-year fixed	6.54%	2.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.54%	UZF29	UZF37

SINGLE DWELLING PROPERTIES.

TIER 3 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2-year fixed	5.44%	3.50%	4%, 3%	BBR + 3.25%	6.99%	UZF54	UZF62
	2-year fixed	5.94%	2.50%	4%, 3%	BBR + 3.25%	7.49%	UZF55	UZF63
	5-year fixed	6.14%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.14%	UZF56	UZF64
	5-year fixed	6.34%	2.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.34%	UZF57	UZF65
80%	2-year fixed	5.94%	3.50%	4%, 3%	BBR + 3.25%	7.49%	UZF58	UZF66
	2-year fixed	6.44%	2.50%	4%, 3%	BBR + 3.25%	7.99%	UZF59	UZF67
	5-year fixed	6.64%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.64%	UZF60	UZF68
	5-year fixed	6.84%	2.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.84%	UZF61	UZF69

HMO AND MULTI-UNIT PROPERTIES.

TIER 1 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2-year fixed	5.24%	3.00%	4%, 3%	BBR + 3.25%	6.79%	UZF06	UZF14
	2-year fixed	5.74%	2.00%	4%, 3%	BBR + 3.25%	7.29%	UZF07	UZF15
	5-year fixed	5.94%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.94%	UZF08	UZF16
	5-year fixed	6.14%	2.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.14%	UZF09	UZF17

TIER 1 PRODUCTS.

HMO only.

80%	2-year fixed	5.74%	3.00%	4%, 3%	BBR + 3.25%	7.29%	UZF10	UZF18
	2-year fixed	6.24%	2.00%	4%, 3%	BBR + 3.25%	7.79%	UZF11	UZF19
	5-year fixed	6.44%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.44%	UZF12	UZF20
	5-year fixed	6.64%	2.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.64%	UZF13	UZF21

HMO PROPERTIES.

TIER 2 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2-year fixed	5.44%	3.50%	4%, 3%	BBR + 3.25%	6.79%	UZF54	UZF62
	2-year fixed	5.94%	2.50%	4%, 3%	BBR + 3.25%	7.29%	UZF55	UZF63
	5-year fixed	6.14%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.94%	UZF56	UZF64
	5-year fixed	6.34%	2.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.14%	UZF57	UZF65
80%	2-year fixed	5.94%	3.50%	4%, 3%	BBR + 3.25%	7.29%	UZF58	UZF66
	2-year fixed	6.44%	2.50%	4%, 3%	BBR + 3.25%	7.79%	UZF59	UZF67
	5-year fixed	6.64%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.44%	UZF60	UZF68
	5-year fixed	6.84%	2.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.64%	UZF61	UZF69

KEY CRITERIA.

ACCEPTABLE ADVERSE.

Tier 1 products

Defaults: 0 in 72 months

CCJ: 0 in 72 months

Mortgage and secured loan arrears: 0 in 36 months

Unsecured arrears: 1 in 12 months, 2 in 36 months
(worst status)

All qualifying directors/shareholders must guarantee the loan and their credit history will be taken into account.

Tier 2 products

Defaults: 0 in 24 months

CCJ: 0 in 24 months

Mortgage and secured loan arrears: 0 in 36 months

Unsecured arrears:
1 in 12 months, 2 in 36 months

Tier 3 products

Defaults: 0 in 12 months, 2 in 24 months

CCJ: 0 in 12 months, 1 in 24 months (max £2,500)

Mortgage and secured loan arrears:
0 in 12 months, 1 in 36 months

Unsecured arrears: Not counted

LOAN AMOUNTS AND LTV LIMITS.

Min loan size: £40,000

Max loan sizes:

£3,000,000 up to **60%** (Single dwelling properties)

£1,000,000 up to **60%** (HMO and multi-unit properties
and Tier 2 and Tier 3 products)

£1,000,000 up to **70%**

£750,000 up to **75%**

£500,000 up to **80%**

AFFORDABILITY.

Short-term fixed rates assessed at pay rate plus 1.55%.
Minimum 5.50%

5-year fixed rates assessed at pay rate.

Personal ownership ICRs

Basic rate taxpayers 125%

Higher rate taxpayers 140%

Additional rate taxpayers 140%

Limited company ICR

Limited company applications 125%

Top slicing

Available only for Limited company SPV Purchase and Remortgage applications only. Not available to first-time buyers.

APPLICANT.

Min age: 21 years

Max age: 80 years at application (max term of 35 years)

Personal ownership applications

Max number of applicants: 2

Limited company applications

Max number of guarantors: 4

Experience: HMO and multi-unit applicants must have held a current buy to let for at least 12 months prior to application.

BANK OF ENGLAND BASE RATE (BBR) REVERSION RATE.

BBR reversion rates are variable rates linked to the Bank of England base rate.

BBR reversion rates have a floor. This means that if BBR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above BBR. This means that the rate payable will never go below 0.00% plus the additional percentage rate.

INCOME.

No minimum income requirements on loans up to and including £1,000,000. For loans over £1,000,000 a minimum income of £100,000 is required. The main applicant must be employed/self-employed.

TERM.

Min: 5 years

Max: 35 years

REPAYMENT METHODS.

Capital and interest and interest only.

PROPERTY RESTRICTIONS.

Multi-unit properties not accepted in Scotland.

FEES AND CHARGES.

Valuation fee scale

Property value	Standard valuation fee	Homebuyers report fee
£100,000	£370	£570
£150,000	£410	£600
£200,000	£445	£650
£250,000	£465	£705
£300,000	£485	£770
£350,000	£525	£815
£400,000	£560	£900
£450,000	£590	£955
£500,000	£630	£1,045
£600,000	£695	£1,105
£700,000	£750	£1,155
£800,000	£810	£1,205
£900,000	£920	£1,255
£1,000,000	£975	£1,405
£1,250,000	£1,090	£1,655
£1,500,000	£1,200	£1,955
£1,750,000	£1,315	£2,055
£2,000,000	£1,540	£2,205
£2,000,000+	Contact us for details.	

Valuation fees are payable on application and include an assessment fee of £180 which is non-refundable. Homebuyers reports are not available for HMO and multi-unit properties.

OTHER FEES.

Telegraphic transfer fee: £25

Redemption administration fee: £40

All fees include VAT (where applicable).

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