

ZEPHYR

HOMELOANS

Product Range

14th January 2025

Latest updates

- // On 14th January, all Fixed Rates increased by 25bps.
- // For portfolio cases, the £200 application fee now only applies to the first property, subject to all further property applications being submitted within 6 weeks.

Please note: When selecting a product on our online portal make sure you have chosen the correct one for your client's EPC rating. This will be checked as part of the application process and will be changed if the wrong product is selected. To secure a rate, the case must proceed to offer within 60 calendar days of the application.

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Our products are for buy-to-let purposes only, excluding consumer buy-to-let. We only lend on properties in England and Wales. All products are available for Individuals & Limited Companies for both purchase and re-mortgage, for individual and portfolio applications.



Standard properties

EPC A, B & C

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	3.34%	7.00%	£200	ZHL02802
65%	£2.0M	5.34%	3.00%	£200	ZHL02803
65%	£2.0M	6.84%	No fee	£200	ZHL02804
75%	£1.0M	3.39%	7.00%	£200	ZHL02805
75%	£1.0M	5.39%	3.00%	£200	ZHL02806
75%	£1.0M	6.89%	No fee	£200	ZHL02807
80%	£750k	5.79%	3.00%	£200	ZHL02808
80%	£750k	7.29%	No fee	£200	ZHL02809

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +4.90%. Current BBR is set at 4.75%

5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	5.00%	7.00%	£200	ZHL02818
65%	£2.0M	5.80%	3.00%	£200	ZHL02819
65%	£2.0M	6.40%	No fee	£200	ZHL02820
75%	£1.0M	5.05%	7.00%	£200	ZHL02821
75%	£1.0M	5.85%	3.00%	£200	ZHL02822
75%	£1.0M	6.45%	No fee	£200	ZHL02823
80%	£750k	6.15%	3.00%	£200	ZHL02824
80%	£750k	6.75%	No fee	£200	ZHL02825

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +4.90%. Current BBR is set at 4.75%

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	6.29% (BBR +1.54%)	3.00%	£200	ZHL01964
70%	£1.5M	6.34% (BBR +1.59%)	3.00%	£200	ZHL01965
75%	£1.0M	6.34% (BBR +1.59%)	3.00%	£200	ZHL01966

The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products,

Product Fee can be added to the loan.

You can find an energy certificate (EPC) for a property in England, Wales or Northern Ireland on the [gov.uk website](https://www.gov.uk).

Notes:

*Maximum LTV for portfolios with aggregate loans of more than £2,000,000 is 70%. We may require proof of the source of deposits.

**For portfolio cases, the £200 application fee will only apply to the first property, subject to all further property applications being submitted within 6 weeks.

80% LTV products not available for new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties, first time landlords, first time buyers or properties re-mortgaged in the first 6 months at market value.

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

Minimum valuation of £75,000 unless the property is a MUFB or HMO then the minimum value is £100,000.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.



Standard properties

EPC D & E

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	3.44%	7.00%	£200	ZHL02794
65%	£2.0M	5.44%	3.00%	£200	ZHL02795
65%	£2.0M	6.94%	No fee	£200	ZHL02796
75%	£1.0M	3.49%	7.00%	£200	ZHL02797
75%	£1.0M	5.49%	3.00%	£200	ZHL02798
75%	£1.0M	6.99%	No fee	£200	ZHL02799
80%	£750k	5.89%	3.00%	£200	ZHL02800
80%	£750k	7.39%	No fee	£200	ZHL02801

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +5.00%. Current BBR is set at 4.75%

5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	5.05%	7.00%	£200	ZHL02810
65%	£2.0M	5.85%	3.00%	£200	ZHL02811
65%	£2.0M	6.45%	No fee	£200	ZHL02812
75%	£1.0M	5.10%	7.00%	£200	ZHL02813
75%	£1.0M	5.90%	3.00%	£200	ZHL02814
75%	£1.0M	6.50%	No fee	£200	ZHL02815
80%	£750k	6.25%	3.00%	£200	ZHL02816
80%	£750k	6.85%	No fee	£200	ZHL02817

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +5.00%. Current BBR is set at 4.75%

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	6.39% (BBR +1.64%)	3.00%	£200	ZHL01961
70%	£1.5M	6.44% (BBR +1.69%)	3.00%	£200	ZHL01962
75%	£1.0M	6.44% (BBR +1.69%)	3.00%	£200	ZHL01963

The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.

Product Fee can be added to the loan.

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Notes:

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**For portfolio cases, the £200 application fee will only apply to the first property, subject to all further property applications being submitted within 6 weeks.

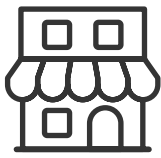
80% LTV products not available for new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties, first time landlords, first time buyers or properties re-mortgaged in the first 6 months at market value.

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

Minimum valuation of £75,000 unless the property is a MUFB or HMO then the minimum value is £100,000.

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There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.



New Build & FAC properties

EPC A, B & C

2 Year Fixed					
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	3.34%	7.00%	£200	ZHL02776
65%		5.34%	3.00%	£200	ZHL02777
65%		6.84%	No fee	£200	ZHL02778
75%		3.39%	7.00%	£200	ZHL02779
75%		5.39%	3.00%	£200	ZHL02780
75%		6.89%	No fee	£200	ZHL02781
Product fee can be added on all products, up to a total maximum 83% LTV					
Reversion rate for all these products is BBR +4.90%. Current BBR is set at 4.75%					

5 Year Fixed					
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	5.00%	7.00%	£200	ZHL02788
65%		5.80%	3.00%	£200	ZHL02789
65%		6.40%	No fee	£200	ZHL02790
75%		5.05%	7.00%	£200	ZHL02791
75%		5.85%	3.00%	£200	ZHL02792
75%		6.45%	No fee	£200	ZHL02793
Product fee can be added on all products, up to a total maximum 83% LTV					
Reversion rate for all these products is BBR +4.90%. Current BBR is set at 4.75%					

Lifetime Tracker (No ERC)					
LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	6.29% (BBR +1.54%)	3.00%	£200	ZHL01958
70%		6.34% (BBR +1.59%)	3.00%	£200	ZHL01959
75%		6.34% (BBR +1.59%)	3.00%	£200	ZHL01960
The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.					
Product Fee can be added to the loan.					

You can find an energy certificate (EPC) for a property in England, Wales or Northern Ireland on the [gov.uk website](https://www.gov.uk).

Notes:

*Maximum LTV for portfolios with aggregate loans of more than £2,000,000 is 70%. We may require proof of the source of deposits.

**For portfolio cases, the £200 application fee will only apply to the first property, subject to all further property applications being submitted within 6 weeks.

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

New build & FAC not available if the property is an HMO or MUFB.

Minimum valuation of £75,000 on new builds and FAC.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.



New Build & FAC properties

EPC D & E

2 Year Fixed					
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	3.44%	7.00%	£200	ZHL02770
65%		5.44%	3.00%	£200	ZHL02771
65%		6.94%	No fee	£200	ZHL02772
75%		3.49%	7.00%	£200	ZHL02773
75%		5.49%	3.00%	£200	ZHL02774
75%		6.99%	No fee	£200	ZHL02775
Product fee can be added on all products, up to a total maximum 83% LTV					
Reversion rate for all these products is BBR +5.00%. Current BBR is set at 4.75%					

5 Year Fixed					
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	5.05%	7.00%	£200	ZHL02782
65%		5.85%	3.00%	£200	ZHL02783
65%		6.45%	No fee	£200	ZHL02784
75%		5.10%	7.00%	£200	ZHL02785
75%		5.90%	3.00%	£200	ZHL02786
75%		6.50%	No fee	£200	ZHL02787
Product fee can be added on all products, up to a total maximum 83% LTV					
Reversion rate for all these products is BBR +5.00%. Current BBR is set at 4.75%					

Lifetime Tracker (No ERC)					
LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	6.39% (BBR +1.64%)	3.00%	£200	ZHL01955
70%		6.44% (BBR +1.69%)	3.00%	£200	ZHL01956
75%		6.44% (BBR +1.69%)	3.00%	£200	ZHL01957
The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.					
Product Fee can be added to the loan.					

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Notes:

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**For portfolio cases, the £200 application fee will only apply to the first property, subject to all further property applications being submitted within 6 weeks.

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

New build & FAC not available if the property is an HMO or MUFB.

Minimum valuation of £75,000 on new builds and FAC.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

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HMO & MUFB properties

EPC A, B & C

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	3.49%	7.00%	£200	ZHL02746
65%	£1.5M	5.49%	3.00%	£200	ZHL02747
65%	£1.5M	6.99%	No fee	£200	ZHL02748
75%	£1.0M	3.54%	7.00%	£200	ZHL02749
75%	£1.0M	5.54%	3.00%	£200	ZHL02750
75%	£1.0M	7.04%	No fee	£200	ZHL02751
80%	£750k	5.94%	3.00%	£200	ZHL02752
80%	£750k	7.44%	No fee	£200	ZHL02753

Product fee can be added on all products, up to a total maximum 83% LTV
Reversion rate for all these products is BBR +5.15%. Current BBR is set at 4.75%

5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	5.15%	7.00%	£200	ZHL02762
65%	£1.5M	5.95%	3.00%	£200	ZHL02763
65%	£1.5M	6.55%	No fee	£200	ZHL02764
75%	£1.0M	5.20%	7.00%	£200	ZHL02765
75%	£1.0M	6.00%	3.00%	£200	ZHL02766
75%	£1.0M	6.60%	No fee	£200	ZHL02767
80%	£750k	6.30%	3.00%	£200	ZHL02768
80%	£750k	6.90%	No fee	£200	ZHL02769

Product fee can be added on all products, up to a total maximum 83% LTV
Reversion rate for all these products is BBR +5.15%. Current BBR is set at 4.75%

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	6.49% (BBR +1.74%)	3.00%	£200	ZHL01952
70%	£1.5M	6.54% (BBR +1.79%)	3.00%	£200	ZHL01953
75%	£1.0M	6.54% (BBR +1.79%)	3.00%	£200	ZHL01954

The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.
Product Fee can be added to the loan.

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Notes:

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The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

HMO & MUFB loans not available if the property is a new build or FAC.

HMO and MUFB loans not normally available for first time landlords, unless there is relevant business experience. Please speak with one of our team for further information.

Minimum valuation of £100,000 on HMOs and MUFBs.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.



HMO & MUFB properties

EPC D & E

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	3.59%	7.00%	£200	ZHL02738
65%	£1.5M	5.59%	3.00%	£200	ZHL02739
65%	£1.5M	7.09%	No fee	£200	ZHL02740
75%	£1.0M	3.64%	7.00%	£200	ZHL02741
75%	£1.0M	5.64%	3.00%	£200	ZHL02742
75%	£1.0M	7.14%	No fee	£200	ZHL02743
80%	£750k	6.04%	3.00%	£200	ZHL02744
80%	£750k	7.54%	No fee	£200	ZHL02745

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5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	5.20%	7.00%	£200	ZHL02754
65%	£1.5M	6.00%	3.00%	£200	ZHL02755
65%	£1.5M	6.60%	No fee	£200	ZHL02756
75%	£1.0M	5.25%	7.00%	£200	ZHL02757
75%	£1.0M	6.05%	3.00%	£200	ZHL02758
75%	£1.0M	6.65%	No fee	£200	ZHL02759
80%	£750k	6.40%	3.00%	£200	ZHL02760
80%	£750k	7.00%	No fee	£200	ZHL02761

Product fee can be added on all products, up to a total maximum 83% LTV
Reversion rate for all these products is BBR +5.25%. Current BBR is set at 4.75%

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	6.59% (BBR +1.84%)	3.00%	£200	ZHL01949
70%	£1.5M	6.64% (BBR +1.89%)	3.00%	£200	ZHL01950
75%	£1.0M	6.64% (BBR +1.89%)	3.00%	£200	ZHL01951

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Product Fee can be added to the loan.

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HMO and MUFB loans not normally available for first time landlords, unless there is relevant business experience. Please speak with one of our team for further information.

Minimum valuation of £100,000 on HMOs and MUFBs.

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ICR & Income top slicing

Borrower Type		Standard Property. ICR	HMO, MUFB, FAC. ICR	Stressed Rate
Limited Company		125%	135%	For Fixed Rate products 5 years or longer, the Payrate is used for the stressed rate.
Individual	Higher Rate Taxpayer	140% *	150%	
	Like for Like remortgage and /or lower rate taxpayer	125%	150%	For Fixed Rate products less than 5 Years and Tracker products, the stressed rate is the higher of Payrate +2.00% or 5.5%.
New Build ICRs reduced to the same level as their non new build equivalents				

* Top slicing or Portfolio Cross Subsidisation may be utilised subject to criteria.

Minimum Term of loan is 5 years with a maximum term of 35 years. Minimum loan amount is £50,000.

^Other fees & costs apply. We reserve the right to withdraw and amend our products at any time without notice.

Early Repayment Charges (ERC)

Early Repayment Charges (ERC)	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	3%	2%	N/A	N/A	N/A
5 Year Fixed	5%	4%	3%	2%	1%

Up to 10% of the outstanding loan amount can be repaid in any 12 month period without incurring an early repayment charge.

There are no Early Repayment Charges applicable to our Lifetime Tracker products.

Criteria highlights



Directors need 60% minimum shareholding for Limited Co. apps



Max. age 95 years at end of mortgage term



No height restriction on flats & Deck Access



Unlimited background portfolio with background portfolio stress testing at 100% of mortgage payments



Loans sizes available up to £2m on our standard properties, £750k on new builds and flats above commercial, and £1.5m on HMOs and MUFBs, depending on LTV (larger loan sizes may be available on inquiry)



Product Fees can be added to the loan, up to a maximum total 83% LTV



Loan to value (without Product Fee added) available up to 80% on standard properties, HMOs and MUFBs, and 75% on new builds and flats above commercial