

Buy-to-Let Product Guide

19th March 2025

BBR is currently 4.5%



For Intermediaries Only

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Affordability

	2 Year Fixed	5 Year Fixed
Basic Rate	125%	125%
Higher Rate	140%	125%
Additional Rate	140%	125%
Limited Company / LLP	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
- For lending against houses, leasehold flats, maisonettes and new build properties
- 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
- Purchase and Remortgage applications
- Maximum Loan: £3,000,000 subject to loan to value limits (restricted to £2,000,000 for Tier 2 products)
- Holiday Let not available for Tier 2 borrowers

2 Year Fixed – Tier 1	
Max LTV	75%
Initial Rate	3.19%
Fee	7%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD-2757-008

2 Year Fixed – Tier 2	
Max LTV	75%
Initial Rate	3.89%
Fee	7%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-2757-002

Standard Buy-to-Let

Key Features

- Available for both Individual and Corporate borrowers
- For lending against houses, leasehold flats, maisonettes and new build properties
- 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
- Purchase and Remortgage applications
- Maximum Loan: £3,000,000 subject to loan to value limits (restricted to £2,000,000 for Tier 2 products)
- Holiday Let not available for Tier 2 borrowers

5 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	4.60%
Fee	7%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	STD-5757-012

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	5.29%
Fee	7%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-5757-002

2 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	4.09%
Fee	5%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD-2755-020

2 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	4.89%
Fee	5%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-2755-002

Standard Buy-to-Let

Key Features

- Available for both Individual and Corporate borrowers
- For lending against houses, leasehold flats, maisonettes and new build properties
- 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
- Purchase and Remortgage applications
- Maximum Loan: £3,000,000 subject to loan to value limits (restricted to £2,000,000 for Tier 2 products)
- Holiday Let not available for Tier 2 borrowers

5 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	4.99%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	STD-5755-036

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	5.59%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-5755-002

2 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	5.49%
Fee	2%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD-275-020

2 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.29%
Fee	2%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-275-002

Standard Buy-to-Let

Key Features

- Available for both Individual and Corporate borrowers
- For lending against houses, leasehold flats, maisonettes and new build properties
- 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
- Purchase and Remortgage applications
- Maximum Loan: £3,000,000 subject to loan to value limits (restricted to £2,000,000 for Tier 2 products)
- Holiday Let not available for Tier 2 borrowers

5 Year Fixed – <i>Tier 1</i>		
Max LTV	75%	80%
Initial Rate	5.55%	5.70%
Fee	2%	2%
ICR	125%	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)	9.5% (BBR + 5%)
Product Code	STD-575-043	STD-580-048

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.29%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-575-002

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 five 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: £2,000,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed – <i>Tier 1</i>		
Max LTV	75%	80%
Initial Rate	5.45%	5.65%
Fee	5%	5%
ICR	125%	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)	9.5% (BBR + 5%)
Product Code	SHMO-5755-031	SHMO-5805-001

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.25%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	SHMO2-5755-003

5 Year Fixed – <i>Tier 1</i>		
Max LTV	75%	80%
Initial Rate	5.75%	5.95%
Fee	2%	2%
ICR	125%	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)	9.5% (BBR + 5%)
Product Code	SHMO-575-037	SHMO-580-028

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.55%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	SHMO2-575-003

House of Multiple Occupancy (HMO)

Key Features

Up to six rooms with no complex structure (easily converted back to residential status) and/or let to no more than five 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: £2,000,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

2 Year Fixed	
Max LTV	75%
Initial Rate	4.35%
Fee	5%
ICR	125%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	SHMO-2755-010

2 Year Fixed	
Max LTV	75%
Initial Rate	5.59%
Fee	2%
ICR	125%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	SHMO-275-010

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: £2,000,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	5.99%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	LHMO-5755-031

5 Year Fixed – <i>Tier 2</i>	
Max LTV	70%
Initial Rate	6.55%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	LHMO2-5705-003

5 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	6.25%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	LHMO-575-044

5 Year Fixed – <i>Tier 2</i>	
Max LTV	70%
Initial Rate	6.75%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	LHMO2-570-003

Multi-Unit Freehold Blocks (MUFB)

Small MUFB - Up to 4 units

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties of up to 4 units
- Maximum Loan: £3,000,000 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

5 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	5.90%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	SMUB-5755-030

5 Year Fixed – <i>Tier 2</i>	
Max LTV	70%
Initial Rate	6.55%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	SMUB2-5705-002

5 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	6.30%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	SMUB-575-043

5 Year Fixed – <i>Tier 2</i>	
Max LTV	70%
Initial Rate	6.95%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	SMUB2-570-002

Multi-Unit Freehold Blocks (MUFB)

Large MUFB - Between 5-10 units

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties between 5 & 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
- **Not available for Tier 2 borrowers**

5 Year Fixed	
Max LTV	75%
Initial Rate	6.20%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	LMUB-5755-030

5 Year Fixed	
Max LTV	75%
Initial Rate	6.49%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	LMUB-575-043

Expats 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, new build properties, maisonettes, HMOs and MUFBs
- Maximum Loan: £3,000,000 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
- **Not available for Tier 2 borrowers**

5 Year Fixed	
Max LTV	70%
Initial Rate	5.15%
Fee	5%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	EXP-5705-001

5 Year Fixed	
Max LTV	70%
Initial Rate	5.75%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	EXP-570-001

Semi-commercial

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
- Maximum Loan: £1,500,000 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
- **Not available for Tier 2 borrowers**

5 Year Fixed	
Max LTV	75%
Initial Rate	6.35%
Fee	2%
ICR	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	9.5% (BBR + 5%)
Product Code	SMC-575-043