



# ZEPHYR

HOMELOANS

## Product Range

30th April 2025



### Latest updates

- // On 30th April, 2 Year Fixed Rates reduced by 15bps.
- // 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.

### Contents

- > **Standard Properties** – Page 2
- > **New Build & Flats Above Commercial** – Page 3
- > **HMO & MUFBS** – Page 4
- > **ICRs, ERCs & other criteria highlights** – Page 5

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	2.79%	7.00%	£200	ZHL03052
65%	£2.0M	4.79%	3.00%	£200	ZHL03053
65%	£2.0M	6.29%	No fee	£200	ZHL03054
75%	£1.0M	2.84%	7.00%	£200	ZHL03055
75%	£1.0M	4.84%	3.00%	£200	ZHL03056
75%	£1.0M	6.34%	No fee	£200	ZHL03057
80%	£750k	5.24%	3.00%	£200	ZHL03058
80%	£750k	6.74%	No fee	£200	ZHL03059

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 4.50%

#### 5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	4.64%	7.00%	£200	ZHL03003
65%	£2.0M	5.44%	3.00%	£200	ZHL03004
65%	£2.0M	6.04%	No fee	£200	ZHL03005
75%	£1.0M	4.74%	7.00%	£200	ZHL03006
75%	£1.0M	5.54%	3.00%	£200	ZHL03007
75%	£1.0M	6.14%	No fee	£200	ZHL03008
80%	£750k	5.90%	3.00%	£200	ZHL03009
80%	£750k	6.50%	No fee	£200	ZHL03010

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 4.50%

#### Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	6.04% (BBR +1.54%)	3.00%	£200	ZHL01964
70%	£1.5M	6.09% (BBR +1.59%)	3.00%	£200	ZHL01965
75%	£1.0M	6.09% (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.



## 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	2.89%	7.00%	£200	ZHL03044
65%	£2.0M	4.89%	3.00%	£200	ZHL03045
65%	£2.0M	6.39%	No fee	£200	ZHL03046
75%	£1.0M	2.94%	7.00%	£200	ZHL03047
75%	£1.0M	4.94%	3.00%	£200	ZHL03048
75%	£1.0M	6.44%	No fee	£200	ZHL03049
80%	£750k	5.34%	3.00%	£200	ZHL03050
80%	£750k	6.84%	No fee	£200	ZHL03051

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 4.50%

#### 5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	4.69%	7.00%	£200	ZHL02995
65%	£2.0M	5.49%	3.00%	£200	ZHL02996
65%	£2.0M	6.09%	No fee	£200	ZHL02997
75%	£1.0M	4.79%	7.00%	£200	ZHL02998
75%	£1.0M	5.59%	3.00%	£200	ZHL02999
75%	£1.0M	6.19%	No fee	£200	ZHL03000
80%	£750k	6.00%	3.00%	£200	ZHL03001
80%	£750k	6.60%	No fee	£200	ZHL03002

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 4.50%

#### Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£2.0M	6.14% (BBR +1.64%)	3.00%	£200	ZHL01961
70%	£1.5M	6.19% (BBR +1.69%)	3.00%	£200	ZHL01962
75%	£1.0M	6.19% (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.

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.



## 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	2.79%	7.00%	£200	ZHL03038
65%		4.79%	3.00%	£200	ZHL03039
65%		6.29%	No fee	£200	ZHL03040
75%		2.84%	7.00%	£200	ZHL03041
75%		4.84%	3.00%	£200	ZHL03042
75%		6.34%	No fee	£200	ZHL03043
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 4.50%					

#### 5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	4.64%	7.00%	£200	ZHL02973
65%		5.44%	3.00%	£200	ZHL02974
65%		6.04%	No fee	£200	ZHL02975
75%		4.74%	7.00%	£200	ZHL02976
75%		5.54%	3.00%	£200	ZHL02977
75%		6.14%	No fee	£200	ZHL02978
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 4.50%					

#### Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	6.04% (BBR +1.54%)	3.00%	£200	ZHL01958
70%		6.09% (BBR +1.59%)	3.00%	£200	ZHL01959
75%		6.09% (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	2.89%	7.00%	£200	ZHL03032
65%		4.89%	3.00%	£200	ZHL03033
65%		6.39%	No fee	£200	ZHL03034
75%		2.94%	7.00%	£200	ZHL03035
75%		4.94%	3.00%	£200	ZHL03036
75%		6.44%	No fee	£200	ZHL03037
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 4.50%					

#### 5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	4.69%	7.00%	£200	ZHL02967
65%		5.49%	3.00%	£200	ZHL02968
65%		6.09%	No fee	£200	ZHL02969
75%		4.79%	7.00%	£200	ZHL02970
75%		5.59%	3.00%	£200	ZHL02971
75%		6.19%	No fee	£200	ZHL02972
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 4.50%					

#### Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£750k	6.14% (BBR +1.64%)	3.00%	£200	ZHL01955
70%		6.19% (BBR +1.69%)	3.00%	£200	ZHL01956
75%		6.19% (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.					

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.



# 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	2.94%	7.00%	£200	ZHL03024
65%	£1.5M	4.94%	3.00%	£200	ZHL03025
65%	£1.5M	6.44%	No fee	£200	ZHL03026
75%	£1.0M	2.99%	7.00%	£200	ZHL03027
75%	£1.0M	4.99%	3.00%	£200	ZHL03028
75%	£1.0M	6.49%	No fee	£200	ZHL03029
80%	£750k	5.39%	3.00%	£200	ZHL03030
80%	£750k	6.89%	No fee	£200	ZHL03031
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 4.50%					

### 5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	4.74%	7.00%	£200	ZHL02947
65%	£1.5M	5.54%	3.00%	£200	ZHL02948
65%	£1.5M	6.14%	No fee	£200	ZHL02949
75%	£1.0M	4.84%	7.00%	£200	ZHL02950
75%	£1.0M	5.64%	3.00%	£200	ZHL02951
75%	£1.0M	6.24%	No fee	£200	ZHL02952
80%	£750k	6.00%	3.00%	£200	ZHL02953
80%	£750k	6.60%	No fee	£200	ZHL02954
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 4.50%					

### Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	6.24% (BBR +1.74%)	3.00%	£200	ZHL01952
70%	£1.5M	6.29% (BBR +1.79%)	3.00%	£200	ZHL01953
75%	£1.0M	6.29% (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.					

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.

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.



# 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	3.04%	7.00%	£200	ZHL03016
65%	£1.5M	5.04%	3.00%	£200	ZHL03017
65%	£1.5M	6.54%	No fee	£200	ZHL03018
75%	£1.0M	3.09%	7.00%	£200	ZHL03019
75%	£1.0M	5.09%	3.00%	£200	ZHL03020
75%	£1.0M	6.59%	No fee	£200	ZHL03021
80%	£750k	5.49%	3.00%	£200	ZHL03022
80%	£750k	6.99%	No fee	£200	ZHL03023
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 4.50%					

### 5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	4.79%	7.00%	£200	ZHL02939
65%	£1.5M	5.59%	3.00%	£200	ZHL02940
65%	£1.5M	6.19%	No fee	£200	ZHL02941
75%	£1.0M	4.89%	7.00%	£200	ZHL02942
75%	£1.0M	5.69%	3.00%	£200	ZHL02943
75%	£1.0M	6.29%	No fee	£200	ZHL02944
80%	£750k	6.10%	3.00%	£200	ZHL02945
80%	£750k	6.70%	No fee	£200	ZHL02946
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 4.50%					

### Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee** (non-refundable)	Product Code
65%	£1.5M	6.34% (BBR +1.84%)	3.00%	£200	ZHL01949
70%	£1.5M	6.39% (BBR +1.89%)	3.00%	£200	ZHL01950
75%	£1.0M	6.39% (BBR +1.89%)	3.00%	£200	ZHL01951
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.

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.

## 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**