

# Buy-to-Let Product Guide

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6th May 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 – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	2.99%
Fee	7%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD-2757-010

2 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	3.65%
Fee	7%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-2757-003

# 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	4.55%
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-5757-014

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	5.05%
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	STD2-5757-003

2 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	3.99%
Fee	5%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD-2755-022

2 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	4.74%
Fee	5%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-2755-003

# 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	5.00%
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-5755-038

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	5.45%
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	STD2-5755-003

2 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	5.45%
Fee	2%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD-275-022

2 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.15%
Fee	2%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	STD2-275-003

# 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	5.60%	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-575-045	STD-580-050

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.15%
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	STD2-575-003

## 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	5.30%	5.50%
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-5755-032	SHMO-5805-002

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.10%
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	SHMO2-5755-004

5 Year Fixed – <i>Tier 1</i>		
Max LTV	75%	80%
Initial Rate	5.60%	5.80%
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-575-038	SHMO-580-029

5 Year Fixed – <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.40%
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	SHMO2-575-004

# 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	4.20%
Fee	5%
ICR	125%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	SHMO-2755-012

2 Year Fixed	
Max LTV	75%
Initial Rate	5.45%
Fee	2%
ICR	125%
ERC	2% in year 1 2% in year 2
Revert Rate	9.5% (BBR + 5%)
Product Code	SHMO-275-012



## 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	5.85%
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-5755-032

5 Year Fixed – <i>Tier 2</i>	
Max LTV	70%
Initial Rate	6.40%
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	LHMO2-5705-004

5 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	6.10%
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-575-045

5 Year Fixed – <i>Tier 2</i>	
Max LTV	70%
Initial Rate	6.60%
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	LHMO2-570-004

# 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	5.75%
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-5755-031

5 Year Fixed – <i>Tier 2</i>	
Max LTV	70%
Initial Rate	6.40%
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	SMUB2-5705-003

5 Year Fixed – <i>Tier 1</i>	
Max LTV	75%
Initial Rate	6.15%
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-575-044

5 Year Fixed – <i>Tier 2</i>	
Max LTV	70%
Initial Rate	6.80%
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	SMUB2-570-003

# 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	6.05%
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-5755-031

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	LMUB-575-044

# 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, 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-5705-003

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-570-003

# 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 statedunless otherwise stated
- **Not available for Tier 2 borrowers**

5 Year Fixed	
Max LTV	75%
Initial Rate	6.20%
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-575-044