



ZEPHYR

HOMELOANS

Complete 
Your specialist package distributor

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Product Range

8th May 2025

Latest updates

- // Lifetime Tracker rates updated on 8th May, to reflect the 0.25% decrease to the BBR.
- // 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 | 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 4.25%

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 4.25%

Lifetime Tracker (No ERC)

| LTV Band* | Maximum Loan | Rate | Product Fee | Application Fee** (non-refundable) | Product Code |
|-----------|--------------|--------------------|-------------|---------------------------------------|--------------|
| 65% | £2.0M | 5.79% (BBR +1.54%) | 3.00% | £200 | ZHL01964 |
| 70% | £1.5M | 5.84% (BBR +1.59%) | 3.00% | £200 | ZHL01965 |
| 75% | £1.0M | 5.84% (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 | 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 4.25%

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 4.25%

Lifetime Tracker (No ERC)

| LTV Band* | Maximum Loan | Rate | Product Fee | Application Fee** (non-refundable) | Product Code |
|-----------|--------------|--------------------|-------------|---------------------------------------|--------------|
| 65% | £2.0M | 5.89% (BBR +1.64%) | 3.00% | £200 | ZHL01961 |
| 70% | £1.5M | 5.94% (BBR +1.69%) | 3.00% | £200 | ZHL01962 |
| 75% | £1.0M | 5.94% (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 4.25% | | | | | |

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 4.25% | | | | | |

Lifetime Tracker (No ERC)

| LTV Band* | Maximum Loan | Rate | Product Fee | Application Fee** (non-refundable) | Product Code |
|--|--------------|--------------------|-------------|---------------------------------------|--------------|
| 65% | £750k | 5.79% (BBR +1.54%) | 3.00% | £200 | ZHL01958 |
| 70% | | 5.84% (BBR +1.59%) | 3.00% | £200 | ZHL01959 |
| 75% | | 5.84% (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.



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 4.25% | | | | | |

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 4.25% | | | | | |

Lifetime Tracker (No ERC)

| LTV Band* | Maximum Loan | Rate | Product Fee | Application Fee** (non-refundable) | Product Code |
|--|--------------|--------------------|-------------|---------------------------------------|--------------|
| 65% | £750k | 5.89% (BBR +1.64%) | 3.00% | £200 | ZHL01955 |
| 70% | | 5.94% (BBR +1.69%) | 3.00% | £200 | ZHL01956 |
| 75% | | 5.94% (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.

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 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 4.25% | | | | | |

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 4.25% | | | | | |

Lifetime Tracker (No ERC)

| LTV Band* | Maximum Loan | Rate | Product Fee | Application Fee** (non-refundable) | Product Code |
|--|--------------|--------------------|-------------|---------------------------------------|--------------|
| 65% | £1.5M | 5.99% (BBR +1.74%) | 3.00% | £200 | ZHL01952 |
| 70% | £1.5M | 6.04% (BBR +1.79%) | 3.00% | £200 | ZHL01953 |
| 75% | £1.0M | 6.04% (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:

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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.

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 | 3.04% | 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 4.25% | | | | | |

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 4.25% | | | | | |

Lifetime Tracker (No ERC)

| LTV Band* | Maximum Loan | Rate | Product Fee | Application Fee** (non-refundable) | Product Code |
|--|--------------|--------------------|-------------|---------------------------------------|--------------|
| 65% | £1.5M | 6.09% (BBR +1.84%) | 3.00% | £200 | ZHL01949 |
| 70% | £1.5M | 6.14% (BBR +1.89%) | 3.00% | £200 | ZHL01950 |
| 75% | £1.0M | 6.14% (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. | | | | | |

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Notes:

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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.

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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