

Buy-to-Let Product Guide

21st July 2025

BBR is currently 4.25%

A photograph of a three-story pink Victorian building with white window frames and a black iron fence in front. The building is on a street corner. A diagonal pink line separates the dark blue header area from the building image.

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%

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	9.25% (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	9.25% (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	4.65%
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	9.25% (BBR + 5%)
Product Code	STD-5757-015

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	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (BBR + 5%)	9.25% (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	9.25% (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	9.25% (BBR + 5%)	9.25% (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	9.25% (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	9.25% (BBR + 5%)	9.25% (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	9.25% (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% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.25% (BBR + 5%)
Product Code	SHMO-2755-012

2 Year Fixed	
Max LTV	75%
Initial Rate	5.45%
Fee	2%
ICR	125% / 140%
ERC	2% in year 1 2% in year 2
Revert Rate	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (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	9.25% (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: £3,000,000 (restricted to £2,000,000 for Tier 2 products)
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies,

5 Year Fixed - <i>Tier 1</i>	
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	9.25% (BBR + 5%)
Product Code	LMUB-5755-031

5 Year Fixed - <i>Tier 2</i>	
Max LTV	75%
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	9.25% (BBR + 5%)
Product Code	LMUB2-5755-001

5 Year Fixed- <i>Tier 1</i>	
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	9.25% (BBR + 5%)
Product Code	LMUB-575-044

5 Year Fixed - <i>Tier 2</i>	
Max LTV	75%
Initial Rate	6.90%
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	9.25% (BBR + 5%)
Product Code	LMUB2-575-001

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	9.25% (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	9.25% (BBR + 5%)
Product Code	EXP-570-003

Submit Business



Submit Business

Easily submit a new case and manage your existing ones, all via our intermediary portal. Or if you'd rather discuss your case prior to submission, call our expert BTL team - they're friendly and happy to help.

[More info >](#)

BTL Criteria Guide

If you're looking for an effortless and hands-on approach to your cases - you've found it! Take a look at the latest rates and key criteria for our buy-to-let mortgage products.

[More info >](#)

BTL Submission Guide

This handy guide will ensure you provide us with all the correct documentation and necessary requirements, so your client's buy-to-let mortgage application runs super smoothly.

[More info >](#)