



Version: 10-2025/1

**NEW**

Discover our  
new products range



Buy-to-Let  
**Core Range**

# Residential Asset Lending Guide

Q4 2025

**Complete<sup>FS</sup>**  
Your specialist packager distributor

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# Products Comparison Table

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	Bridging	Bridge FUSION	Buy-to-Let
	<ul style="list-style-type: none"><li>• Short-term with monthly rates</li><li>• Quick turn-around</li><li>• Flexible: min. term 3m, no ERC, interest payment can be fully rolled, serviced, or part rolled part serviced</li><li>• Wide range of assets and purposes: auctions, non-structural renovations, chain break, developer exits</li></ul>	<ul style="list-style-type: none"><li>• For professional landlords and experienced investors seeking the flexibility of bridging finance with the certainty of a longer-term solution</li><li>• Roll and defer interest options available to support improved cash flow</li><li>• Exit strategy-based lending, accommodating a broad range of asset types and purposes</li></ul>	<ul style="list-style-type: none"><li>• Long-term solution</li><li>• Two distinct product ranges 'Core' and 'Specialist' designed to meet the needs of a broad range of borrower, from portfolio foreign nationals to first time landlords</li><li>• Unique affordability tools including 'roll' and 'defer', plus up to 20% top slicing, to help maximise borrowing potential</li></ul>
Rates from (70% LTV, 2% fee)	0.85% pcm	3.99% + BBR	7.19%
Max Loan Size	£50m	£65m	£3m
Term	3 - 18 months	24 months + 12 months optional extension	Up to 25 years



## Bridging Fixed Rates

Our Products	BTL Single Property Investment	Large Single Property Investment	BTL Portfolio Investment	Developer Exit Bridge (Multiple Units)	Permitted & Light Development Finance	Second Charge
Rates: 60% LTV	0.75%	0.85%	0.80%	0.80%	0.80%	0.80%
Rates: 70% LTV	0.85%	0.95%	0.90%	0.90%	0.90%	0.90%
Rates: 75% LTV	0.95%	1.05%	1.00%	1.00%	1.00%	N/a
Loan Size	£100k - £4m	£4m - £20m	£100k - £50m	£100k - £30m	£100k - £20m	£100k - £4m
Max. LTV	75%					70%
Charge Type	1 <sup>st</sup>					2 <sup>nd</sup>
Term (months)	3 - 18					
Arrangement Fee (from)	2%					

This document is for potential clients only.

All rates are indicative and subject to be re-priced based upon individual circumstances.

Maximum Loan-To-Value is based on 180 day Value (Open Market Value will be considered on a case-by-base basis).



## Bridging Variable Rates

Our Products	BTL Single Property Investment	Large Single Property Investment	BTL Portfolio Investment	Developer Exit Bridge (Multiple Units)	Permitted & Light Development Finance	Second Charge
Rates: 60% LTV	0.40%	0.50%	0.45%	0.45%	0.45%	0.45%
Rates: 70% LTV	0.50%	0.60%	0.55%	0.55%	0.55%	0.55%
Rates: 75% LTV	0.60%	0.70%	0.65%	0.65%	0.65%	N/a
Loan Size	£100k - £4m	£4m - £20m	£100k - £50m	£100k - £30m	£100k - £20m	£100k - £4m
Max. LTV	75%					70%
Charge Type	1 <sup>st</sup>					2 <sup>nd</sup>
Term (months)	3 - 18					
Arrangement Fee (from)	2%					

**Note:** The monthly rate mentioned is the Coupon Rate only. Current BoE Base Rate will be added.

The interest rate is therefore calculated each month as follows:

**Total monthly rate = Current BoE Base Rate / 12 + Coupon Rate as shown in the table.**





# Buy-to-Let Core Range



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		Core Tier 1			Core Tier 2				
		2 yr Fix	3 yr Fix	2 yr Tracker	2 yr Fix	3 yr Fix	2 yr Tracker		
3% Fee (Special Ed)	6% Fee	5.29%	5.79%	1.49% + BBR	5.89%	6.39%	1.69% + BBR		
	4% Fee	6.19%	6.49%	2.49% + BBR	6.79%	7.09%	2.69% + BBR		
	3% Fee (Special Ed)	6.79%	6.86%	3.04% + BBR	7.39%	7.46%	3.24% + BBR		
	2% Fee	7.29%	7.19%	3.54% + BBR	7.89%	7.79%	3.74% + BBR		
Revert Rate		MVR			MVR + 0.4%				
Defer up to		Not Applicable			Not Applicable				
Roll up to		Not Applicable			Not Applicable				
		Core Tier 1			Core Tier 2				
LTV	75%			75%					
HMO	✗			6 beds					
MUFB				6 units					
Expat				UK footprint, certain jurisdictions					
Foreign National									
Flat Above Commercial									
Offshore Company									
Holiday Let									
First Time Buyer									
First Time Landlord									
Development Exit				✓					
Mortgage Arrears				0 in 24			0 in 18		
Unsecured Arrears				0 in 24			0 in 12		
CCJ & Default <small>(Ignore &lt;£350, telecom, utility)</small>				0 in 24			0 in 18		
Bankruptcy				Never			Never		

Key Features	
Max Term	25 years
Loan Size	£150k - £3m
MVR	8.59%
ICR Tracker	130%
ICR Flx	125%
Rate Stress	Min 5.5%
Admin Fee	£199 per property





# Buy-to-Let Specialist Rates

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		Specialist Tier 1			Specialist Tier 2			Specialist Tier 3				
		2 yr Fix	3 yr Fix	2 yr Tracker	2 yr Fix	3 yr Fix	2 yr Tracker	2 yr Fix	3 yr Fix	2 yr Tracker		
6% Fee		5.89%	6.39%	1.59% + BBR	6.39%	6.89%	2.09% + BBR	6.79%	7.29%	2.39% + BBR		
4% Fee		6.79%	7.09%	2.59% + BBR	7.29%	7.59%	3.09% + BBR	7.69%	7.99%	3.39% + BBR		
3% Fee (Special Ed)		7.39%	7.46%	3.14% + BBR	7.89%	7.96%	3.64% + BBR	8.29%	8.36%	3.94% + BBR		
2% Fee		7.89%	7.79%	3.64% + BBR	8.39%	8.29%	4.14% + BBR	8.79%	8.69%	4.44% + BBR		
Revert Rate	MVR				MVR + 0.4%			MVR + 1%				
Defer up to	1.25%		2.00%		1.25%		2.00%		1.25%		2.00%	
Roll up to	9 months interest payments				9 months interest payments			9 months interest payments				
		Specialist Tier 1			Specialist Tier 2			Specialist Tier 3				
LTV	75%				75%			75%				
HMO					6 beds			any				
MUFB					6 units			30 units				
Above Commercial					max 60% LTV			max 70% LTV				
Expat / F. National	✗				UK footprint							
Offshore Company					✗			✓				
Holiday Let												
First Time Landlord					✓							
Development Exit												
Mortgage Arrears	0 in 24				0 in 18							
Unsecured Arrears	0 in 24				0 in 12							
CCJ & Default <small>(Ignore &lt;£350, telecom, utility)</small>	0 in 24				0 in 18							
Bankruptcy	Never				Never			All considered by referral				

Key Features	
Max Term	10 years
Loan Size	£150k - £3m
MVR	8.59%
ICR Tracker	130%
ICR Fix	125%
Admin Fee	£199 per property

**i** Do you know how 'Pay Later' rolled and deferred interest gives you a market leading loan size?





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	Fusion <b>S</b>	Fusion <b>M</b>	Fusion <b>L</b>
Coupon Rate (+BBR)	4.79%	5.69%	5.99%
Loan Size	£100k - £3m	£3m - £10m	£10m+
Max LTV	75%		
Arrangement Fee	2%		
Initial Term	24 months (+12 month discretionary extension available)		
Min. Rolled Interest	6 months		
Max Rolled Interest	12 months (then serviced)		
Deferred Interest	2%		
ERC	3% in year 1 1.5% in year 2 25% ERC free after 6 months, no ERC after 21 months		

## Fusion Premier

For Large Portfolios

3.99%
£20m to £65m Max individual property value £4m Exceptions by referral
70%
2%
24 months (+12 month discretionary extension available)
no minimum
3 months (then serviced)
n/a
3% in year 1 1.5% in year 2 25% ERC free after 6 months, no ERC after 21 months





## Bridging Criteria

### Eligible Borrowers

- Individuals, SPVs, Ltd Companies, LLPs
- UK residents and non-residents (subject to due diligence)
- Age: 21 – 85
- Personal guarantees are required for corporate borrowers
- Borrowers and family must NOT reside in security property. Exception applies to second charge bridging loans

### Loan Purpose

- Property purchases (incl. auction)
- Light refurbishment (planning required if applicable)
- Capital raise for business purposes
- Max 40% for personal use
- Refinance

### Product Types

- **1st Charge Bridging** – up to 75% LTV
- **Light Development Loans** – budget  $\leq 15\%$  of market value/purchase price
- **2nd Charge Bridging** - up to 70% LTV

### Property Criteria & Exclusions

- Residential property in England & Wales
- Red Book valuation by approved panel surveyor (180-day value used for LTV)
- No residential owner-occupied properties. Exception applies to second charge bridging loans on the borrower's main residence, which is deemed unregulated
- No structural works or heavy development
- No shared ownership, PRC, or non-traditional construction
- Freehold, leasehold (25+ years remaining), and good and marketable title

### Key Terms

- **Loan size:** £100k–£50m
- **Term:** 3 – 18 months + 3-month extension (by discretion)
- **Interest:** Serviced or rolled (minimum 3 months rolled)
- **LTV:** Based on 180-day market value (OMV used via referral)
- **Exit strategy:** Sale, refinance, or verified liquidity event required

## Bridge Fusion Criteria

### Bridge Fusion aligns with standard Bridging Criteria, with the following exceptions:

- **Loan size:**
  - **Fusion S:** £100,000 - £3,000,000
  - **Fusion M:** £3,000,001 - £10,000,000
  - **Fusion L:** £10,000,001+
- **Max LTV:** 75%
- **Initial Term:** 24 months (12 months discretionary extension available)
- **Min Rolled Interest:** 6 months
- **Max Rolled Interest:** 12 months (then serviced)
- **Deferred Interest:** Maximum of 2% for 2 years
- **ERC:** 3% in yr 1, 1.5% in yr 2. 25% ERC-free allowance after 6 months

### Bridge Fusion Premier

- **Loan size:** £20m - £65m (lower or higher by referral)
- **Max LTV:** 70%
- **Maximum individual property value:** £4,000,000
- **ERC:** 3% in yr 1, 1.5% in yr 2. 25% ERC- free allowance after 6 months
- **Minimum Interest Period:** 6 months
- **Max Rolled Interest:** 3 months
- **Deferred Interest:** not available



# Buy-to-Let Criteria

## Borrower Eligibility

- **Individuals:** (UK residents, foreign nationals, expats)
- **First-Time Buyers:** by referral
- **First-Time Landlords:** with £30k min income (earned or private pension). Acceptable for specialist property (HMO, MUFB) on Tier 2. Max loan £750k
- **LTDs / LLPs / SPVs:** incl. trading companies: UK & offshore; up to 4 directors, shareholders below 18 or holding < 20% ignored
- **Trusts:** Onshore & Offshore
- **Age:** 21 – 75 at completion, 80 on term end (75+ by referral with legal advice)
- **Adverse Credit:** Considered – incl. CCJs, defaults, DMPs, historic payday loans, on a tiered basis – see rate tables
- **Guarantors:** Required for corporate borrowers (100% PG coverage)

## Offshore Borrowers

- Permanent UK-residents with Indefinite Leave to Remain or Settled Status accepted on Tier 1
- **Expats**
- **Foreign Nationals:** If < 3yr UK residency, then typically subject to enhanced due diligence
- **UK footprint:** Property, current account, credit in the UK
- **UK bank account** required for Direct Debit
- **Accepted jurisdictions:** All except FATF blacklisted or sanctioned countries. Isle of Man Channel Islands, British Virgin Islands, Gibraltar and EU accepted as standard

## Affordability & ICR

- **Affordability:** calculated on total income vs total serviced interest payments in initial period
- **ICR minimums:** same regardless of tax status; calculated at pay rate:
  - **Fixed rates:** 125%
  - **Tracker:** 130%
- **Top-slicing:** Max 20% of the market rent from surplus income or assets; portfolio income accepted if properties fully own by the same borrower
- **'Pay Later' tools:** interest is capitalised and paid at redemption
  - **Defer up to 2%** of interest
  - **Roll up 9 months** payments

## Property Criteria

- **Location:** Mainland England & Wales
- **Valuation:** 180 day (OMV by referral)
- **HMOs:** No limit on rooms; licence required
- **MUFBs:** Up to 30 units (residential range), no mixed-use
- **Flats:** min 30sqm gross internal area, lift required over 4 storeys
- **Flats above restricted commercial:** max 70% LTV, restrictions on hospitality units and launderettes
- **New builds:** Completed only; no Section 106 obligations; valuation to exclude new build premium
- **Flying freeholds:** By referral
- **Ex-local authority:** Accepted, subject to valuation and saleability





# Buy-to-Let Criteria

## Buy-to-Let Core Range:

- **Permanent UK residents:** with UK passport, Indefinite Leave to Remain or Settled Status
- **Expats:** with UK footprint residing in EEA country, Channel Islands, Switzerland, USA, Canada, Australia or New Zealand
- **Foreign Nationals and offshore companies excluded**
- **First Time Landlords eligible on Core Tier 2**
- **Max Term:** 25 years
- **Standard AST only (no long-term/ serco leases) No roll-up, no defer**
- **All other criteria follow standard Buy-to-Let**

## Loan Terms

- **Min/Max:** £150k – £3m per property; £10m per UBO
- **LTV:** Up to 75% gross
- **Term:** Specialist up to 10 years, Core up to 25 years
- **Repayment:** Interest only by Direct Debit; rolled interest available
- **ERCs:**
  - 2yr fixed: 4% | 3%
  - 3yr fixed: 4% | 3% | 2%
  - Tracker: 3% | 2.5%
- **Capital Overpayment:** 10% p.a. allowed during fixed term; unlimited thereafter

## Holiday Let Affordability

- **ICR:** Use 30 weeks of seasonal average (low, medium, high) rent unless 12-month history provided
- **Letting projections:** Accepted from reputable agents if property not currently let
- **No occupancy restrictions:** must be able to be used as resi BTL (remote, cabin, holiday parks not allowed)

## Special Cases

- **Remortgages <6 months:** £-for-£ bridge exit accepted; otherwise proof of works or added value required, max 85%
- **Gifted Deposits:** Accepted with Deed of Gift
- **Builder Incentives:** Up to 5% with confirmation
- **Discounted Purchase Price:** by referral only

## Title Insurance

- **Property eligibility:** Residential remortgages up to £3m gross loan
- **Eligible Borrowers:**
  - **Individuals:** UK passport holders or residents in EEA, Channel Islands, Switzerland, USA, Canada, Australia, or New Zealand
  - **Companies/Trusts:** Incorporated in UK, EEA, Channel Islands, Switzerland, or British Virgin Islands
  - UBOs must also meet **individual country/passport** criteria
- **Cost:** 0.13% of gross loan (min £350) + IPT (12%), paid by the borrower and **deducted from loan advance** at completion



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