

Buy to Let Intermediary Product Guide

BTL Standard Variable Rate (BTLVR): 8.19%

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Product code	Initial rate	Product	Max LTV	The overall cost for comparison is	Product rate floor	Product fees	Product incentives	Early Repayment Charges ¹
Fixed Ex-Pat Buy to Let Mortgages								
Buy to Let Ex-Pat Purchase Products								
EF68	5.28%	5.28% fixed until 31 January 2031 Followed by our BTLVR for the remaining term	60%	7.2% APRC	---	£1,499 arrangement fee ²	---	6% until 31/01/2026; 5% until 31/01/2027; 4% until 31/01/2028; 3% until 31/01/2029; and 2% until 31/01/2031.
EF69	5.40%	5.40% fixed until 31 January 2031 Followed by our BTLVR for the remaining term	80%	7.2% APRC	---	£1,499 arrangement fee ²	---	6% until 31/01/2026; 5% until 31/01/2027; 4% until 31/01/2028; 3% until 31/01/2029; and 2% until 31/01/2031.
Buy to Let Ex-Pat Remortgage Products								
REF70	5.50%	5.50% fixed until 31 January 2031 Followed by our BTLVR for the remaining term	80%	7.3% APRC	---	£1,499 arrangement fee ²	Up to £350 valuation fee contribution ³ And £250 legal fee cashback ⁴	6% until 31/01/2026; 5% until 31/01/2027; 4% until 31/01/2028; 3% until 31/01/2029; and 2% until 31/01/2031.
Discount Ex-Pat Buy to Let Mortgages								
Buy to Let Ex-Pat Purchase Product								
ED25	5.18%	3.01% discount from our BTLVR until 31 January 2028 Followed by our BTLVR for the remaining term	80%	7.9% APRC	4.58%	£1,499 arrangement fee ²	---	3% until 31/01/2026; and 2% until 31/01/2028.
Buy to Let Ex-Pat Remortgage Product								
RED26	5.28%	2.91% discount from our BTLVR until 31 January 2028 Followed by our BTLVR for the remaining term	80%	7.9% APRC	4.68%	£1,499 arrangement fee ²	Up to £350 valuation fee contribution ³ And £250 legal fee cashback ⁴	3% until 31/01/2026; and 2% until 31/01/2028.
Fixed Limited Company Buy to Let Mortgages								
Limited Company Buy to Let Purchase Products								
BWF30	5.69%	5.69% fixed until 31 January 2031 Followed by our BTLVR for the remaining term	80%	7.4% APRC	---	£1,999 arrangement fee ²	---	6% until 31/01/2026; 5% until 31/01/2027; 4% until 31/01/2028; 3% until 31/01/2029; and 2% until 31/01/2031.
Limited Company Buy to Let Remortgage Products								
RBWF30	5.79%	5.79% fixed until 31 January 2031 Followed by our BTLVR for the remaining term	80%	7.4% APRC	---	£1,999 arrangement fee ²	Up to £350 valuation fee contribution ³ And £250 legal fee cashback ⁴	6% until 31/01/2026; 5% until 31/01/2027; 4% until 31/01/2028; 3% until 31/01/2029; and 2% until 31/01/2031.

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Discount Limited Company Buy to Let Mortgages								
Limited Company Buy to Let Purchase Products								
BWD10	5.54%	2.65% discount from our BTLVR until 31 January 2031 Followed by our BTLVR for the remaining term	80%	7.3% APRC	4.79%	£1,299 arrangement fee ²	---	6% until 31/01/2026; 5% until 31/01/2027; 4% until 31/01/2028; 3% until 31/01/2029; and 2% until 31/01/2031.
Limited Company Buy to Let Remortgage Products								
RBWD10	5.64%	2.55% discount from our BTLVR until 31 January 2031 Followed by our BTLVR for the remaining term	80%	7.3% APRC	4.89%	£1,299 arrangement fee ²	Up to £350 valuation fee contribution ³ And £250 legal fee cashback ⁴	6% until 31/01/2026; 5% until 31/01/2027; 4% until 31/01/2028; 3% until 31/01/2029; and 2% until 31/01/2031.

These products are not available for Consumer Buy to Let customers.

What you need to know:

Buy to Let Maximum Loan Amounts	
Up to 80% LTV	£800,000
Up to 70% LTV	£1,250,000
< 70% LTV	Individual case assessment

Please note: The minimum loan amount is **£50,000**, unless otherwise stated.

1 Early Repayment Charges apply during the product term. Up to 10% of the original mortgage amount can be overpaid each year without charge, however, if the mortgage is redeemed or switched to another product during the product term then the Early Repayment Charge will apply. For further details contact a member of the team.

2 The arrangement fee can be deducted from the advance or added to the mortgage. Interest is payable if the fee is added to the mortgage.

3 We'll cover the cost of a standard mortgage valuation on a property valued up to £400,000, which is equivalent to a £350 contribution towards the cost of a standard valuation. Your client may choose to have a RICS Homebuyers Report, however they will have to cover the difference in cost between a standard mortgage valuation and the RICS Homebuyers Report.

4 Clients must nominate their own solicitor but will receive £250 cashback from the Society towards their legal fee costs.

Interest Cover Ratio (ICR)

The minimum ICR stress rates are detailed in the table below:

Basic Rate Taxpayer	Higher Rate Taxpayer	Limited Co BTL	Ex-Pat BTL
125% @ product rate + 2%	140% @ product rate + 2%	125% @ product rate + 2%	125% @ product rate + 2%
			The Basic Rate Taxpayer ICR may be applied to all Expat applicants, although it is acknowledged that their income is not subject to UK tax rules. The only exception is where there is an additional stream in the UK that places the applicants into the higher rate tax bracket on its own.
Or initial product rate if fixed for 5 years or longer			

The ICR formula to calculate the minimum rental income required is: loan amount \times interest stress rate \times taxpayer stress rate $/ 12$ = the minimum monthly

The ICR to calculate the maximum loan amount is: monthly rental income $\times 12$ $/$ interest stress rate $/$ taxpayer stress rate = maximum loan amount.

Our discount products carry product rate floors, meaning rates cannot drop below this amount.

Strictly for intermediary use only. Under no circumstances should this communication be given, copied or distributed to customers or potential customers. A full application must be submitted to secure a product. Terms and conditions apply. Applications are accepted throughout England and Wales. Properties located in Scotland, Northern Ireland or the Isle of Man will not be accepted. The minimum property value is £100,000 (increasing to £250,000 for properties located within the M25 corridor). Rates correct from 17 January 2026 and can be withdrawn without notice. Tipton & Coseley Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Buy to let mortgages which are for business purposes are exempt from FCA Rules. The Society's firm reference number is: 159601. The Society is a member of the Building Societies Association. Head office: 70 Owen Street, Tipton, West Midlands, DY4 8HG.

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Example ICR calculation:

Basic Rate Taxpayer on an example product:

Loan amount required	£150,000
Reference rate	5.50%
Monthly payment at 5.50% reference rate (interest only)	£687.50
Monthly payment x 125% (minimum rental cover)	£859.38