



Complete<sup>FS</sup>  
Your specialist package distributor

023 8045 6999  
enquiries@complete-fs.co.uk  
www.complete-fs.co.uk

# Buy-to-Let Product Guide

---

**18th December 2025**

BBR is currently 3.75%



**For Intermediaries Only**

# Contents

---

<b>Affordability</b>	<a href="#">Page 2 &gt;</a>
<b>Standard Buy-to-Let</b>	<a href="#">Page 2 &gt;</a>
<b>House of Multiple Occupancy (HMO)</b>	<a href="#">Page 6 &gt;</a>
<b>Multi-Unit Freehold Blocks (MUFB)</b>	<a href="#">Page 10 &gt;</a>
<b>Expat Borrowers</b>	<a href="#">Page 12 &gt;</a>

# Standard Buy-to-Let

## Affordability

	2 Year Fixed	5 Year Fixed
<b>Basic Rate</b>	125%	125%
<b>Higher Rate</b>	140%	125%
<b>Additional Rate</b>	140%	125%
<b>Limited Company / LLP</b>	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

### 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 – Tier 1	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	2.99%
<b>Fee</b>	7%
<b>ICR</b>	125% / 140%
<b>ERC</b>	2% in year 1 2% in year 2
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD-2757-010

2 Year Fixed – Tier 2	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	3.65%
<b>Fee</b>	7%
<b>ICR</b>	125% / 140%
<b>ERC</b>	2% in year 1 2% in year 2
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD2-2757-003

## 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>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	4.65%
<b>Fee</b>	7%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD-5757-015

5 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	5.05%
<b>Fee</b>	7%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD2-5757-003

2 Year Fixed – <i>Tier 1</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	3.99%
<b>Fee</b>	5%
<b>ICR</b>	125% / 140%
<b>ERC</b>	2% in year 1 2% in year 2
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD-2755-022

2 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	4.74%
<b>Fee</b>	5%
<b>ICR</b>	125% / 140%
<b>ERC</b>	2% in year 1 2% in year 2
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD2-2755-003

## 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>	
<b>Max LTV</b>	<b>75%</b>
<b>Initial Rate</b>	5.00%
<b>Fee</b>	<b>5%</b>
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD-5755-038

5 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	<b>75%</b>
<b>Initial Rate</b>	5.45%
<b>Fee</b>	<b>5%</b>
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD2-5755-003

2 Year Fixed – <i>Tier 1</i>	
<b>Max LTV</b>	<b>75%</b>
<b>Initial Rate</b>	5.45%
<b>Fee</b>	2%
<b>ICR</b>	125% / 140%
<b>ERC</b>	2% in year 1 2% in year 2
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD-275-022

2 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	<b>75%</b>
<b>Initial Rate</b>	6.15%
<b>Fee</b>	2%
<b>ICR</b>	125% / 140%
<b>ERC</b>	2% in year 1 2% in year 2
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD2-275-003

## 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>		
<b>Max LTV</b>	75%	80%
<b>Initial Rate</b>	5.60%	5.70%
<b>Fee</b>	2%	2%
<b>ICR</b>	125%	125%
<b>ERC</b>	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
<b>Revert Rate</b>	8.75% (BBR + 5%)	8.75% (BBR + 5%)
<b>Product Code</b>	STD-575-045	STD-580-050

5 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	6.15%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	STD2-575-003

## HMO – Up to 10 Bedrooms

LIMITED  
EDITION



### Key Features

Up to 10 bedrooms including, 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 – Tier 1	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	5.30%
<b>Fee</b>	5%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	EHMO-5755-001

5 Year Fixed – Tier 1	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	5.60%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	EHMO-575-001

## 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 six 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>	
<b>Max LTV</b>	80%
<b>Initial Rate</b>	5.50%
<b>Fee</b>	5%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	SHMO-5805-002

5 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	6.10%
<b>Fee</b>	5%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	SHMO2-5755-004

5 Year Fixed – <i>Tier 1</i>	
<b>Max LTV</b>	80%
<b>Initial Rate</b>	5.80%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	SHMO-580-029

5 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	6.40%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	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 six 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	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	4.20%
<b>Fee</b>	5%
<b>ICR</b>	125% / 140%
<b>ERC</b>	2% in year 1 2% in year 2
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	SHMO-2755-012

2 Year Fixed	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	5.45%
<b>Fee</b>	2%
<b>ICR</b>	125% / 140%
<b>ERC</b>	2% in year 1 2% in year 2
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	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 2</i>	
<b>Max LTV</b>	70%
<b>Initial Rate</b>	6.40%
<b>Fee</b>	5%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	LHMO2-5705-004

5 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	70%
<b>Initial Rate</b>	6.60%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	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>	
<b>Max LTV</b>	<b>75%</b>
<b>Initial Rate</b>	5.75%
<b>Fee</b>	<b>5%</b>
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	SMUB-5755-031

5 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	<b>70%</b>
<b>Initial Rate</b>	6.40%
<b>Fee</b>	<b>5%</b>
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	SMUB2-5705-003

5 Year Fixed – <i>Tier 1</i>	
<b>Max LTV</b>	<b>75%</b>
<b>Initial Rate</b>	6.15%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	SMUB-575-044

5 Year Fixed – <i>Tier 2</i>	
<b>Max LTV</b>	<b>70%</b>
<b>Initial Rate</b>	6.80%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	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>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	6.05%
<b>Fee</b>	5%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	LMUB-5755-031

5 Year Fixed - <i>Tier 2</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	6.55%
<b>Fee</b>	5%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	LMUB2-5755-001

5 Year Fixed- <i>Tier 1</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	6.35%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	LMUB-575-044

5 Year Fixed - <i>Tier 2</i>	
<b>Max LTV</b>	75%
<b>Initial Rate</b>	6.90%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	LMUB2-575-001

## 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	
<b>Max LTV</b>	70%
<b>Initial Rate</b>	5.15%
<b>Fee</b>	5%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	EXP-5705-003

5 Year Fixed	
<b>Max LTV</b>	70%
<b>Initial Rate</b>	5.75%
<b>Fee</b>	2%
<b>ICR</b>	125%
<b>ERC</b>	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
<b>Revert Rate</b>	8.75% (BBR + 5%)
<b>Product Code</b>	EXP-570-003