

# Buy to Let Product Guide

## What's New?

- ✓ Foreign National criteria for BTL
- ✓ Portfolios up to £7.5m and 20 properties with Vida
- ✓ Debt consolidation available up to 90% LTV on the Vida 36 tier
- ✓ New Holiday Let and Consumer Buy to Let product range
- ✓ Now accepting Let to Buy / Let to Rent / Let to Move.

## Criteria Highlights

- ✓ ICR for HMOs and MUBs reduced to 125% for SPVs.
- ✓ Up to 85% LTV with a minimum loan of £50,000.
- ✓ First time and experienced landlords.
- ✓ No maximum limit of storeys in a flat block.
- ✓ Expats in selected worldwide and EEA countries.



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## New Foreign National Criteria Enhancements for BTL

### Mixed-status applicants now accepted

Where one applicant has an indefinite right to live and work in the UK and the other applicant(s) hold a non-permanent but acceptable visa type—and have lived in the UK for a minimum of 12 months—applications can now proceed under standard policy up to scheme limits.

### Expanded acceptance of Foreign Nationals without Indefinite Leave to Remain

Vida will now consider lending to BTL applicants who do not hold Indefinite Leave to Remain, provided they have a visa included on Vida's approved list. This fully aligns BTL lending with the existing criteria for Residential Foreign National borrowers.

### Reduced UK residency requirement

The minimum continuous UK residency period for BTL applicants has been reduced from 24 months to 12 months, again bringing the BTL policy in line with Residential criteria and opening the door to more recently settled borrowers.



# Product Ranges

## Standard Range | 2 year & 5 year fixed

- For portfolio and non-portfolio landlords to purchase or remortgage single BTL units.
- Available for both individuals and SPVs.

## HMO / MUB Range | 2 year & 5 year fixed

- For portfolio and non-portfolio landlords to purchase or remortgage specialist property types such as HMOs and MUBs.
- Available for both individuals and SPVs, including First Time Landlords.

## Expat Range | 2 year & 5 year fixed

- For British Citizens living or working overseas wanting to invest in the UK property market.
- Available for the purchase or remortgage of single units, HMOs and MUBs and both by individuals and SPVs.

## Holiday Let Range | 2 year & 5 year fixed

- For landlords investing in the UK holiday home market.
- Includes Fee Saver options.

## Fee Saver Range | 2 year & 5 year fixed

- No assessment fee and reduced product fees.
- Free valuation for properties up to £500k.
- Available on single units, HMO and MUB properties.

## Consumer Buy to Let Range | 2 year & 5 year fixed

- Typically where clients didn't originally plan to rent out their property, such as inheriting a home or moving in with a partner.

# Customer Credit Profile

See where your customer fits within our Vida tiers.

Criteria	VIDA 36	VIDA 24	VIDA 6	PACKAGER	KEY INFORMATION
Time since the last default where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months	<p>*All historic secured arrears must have been made up to date for at least 6 months prior to application.</p> <p>**All CCJs and Defaults less than £500 are excluded from product tiering.</p> <p>•Debt Management Plan/Debt Arrangement Schemes may be considered at Underwriter discretion - subject to satisfactory affordability and conduct checks.</p>
Time since the last CCJ where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months	
Worst Status Secured Payments* (months)	0 in last 36	3 in last 24		Considered (no max)	
	No secured arrears allowed within the last 6 months				
Number of missed unsecured payments ≥ £250 in the last 6 months**	1 in 6	2 in 6	3 in 6	Considered (no max)	
Bankruptcy / IVA / DRO / Trust Deed	3 years +			1 year +	
Previous repossessions	6 years +			3 years +	

Should your customer have adverse that falls outside of our three Credit Tiers above, we still may be able to help with our Packager Tier. Our 15 Packager Partners have access to this exclusive credit tier and products.

Click here to take a look at our [Packagers](#)

# Limited Editions

Available for both purchase and remortgages.

Please note: Limited Editions have a restricted tranche size and may, therefore, be withdrawn at short notice.

## 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan
Standard Limited Edition	65%	Vida 36	3.02%	4%	£150k	£2m
	75%	Vida 36	3.50%	4%		
		Vida 36	2.67%	5%		
HMO/MUB Limited Edition	75%	Vida 36	3.75%	4%	£150k	£2m
		Vida 36	2.97%	5%		

## 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Additional Information
Standard Limited Edition	75%	Vida 36	3.73%	7%	£150k	£2m	<b>Minimum loan £150k</b> <b>Product terms fixed until:</b> 2 year - 31/08/2028 5 year - 31/08/2031  <b>ERC's</b> 2 year 4% until 31/08/2027 3% until 31/08/2028  5 year 5% until 31/08/2027 5% until 31/08/2028 4% until 31/08/2029 3% until 31/08/2030 2% until 31/08/2031  <b>Vida Variable Rate (VVR)</b> 5.80% set on 01.02.2026  <b>Revert rate</b> 8.64% (VVR + 2.84%)  *A minimum term of 6 years is required.
		Vida 36	4.47%	4%		£2m	
	80%	Vida 36	4.75%	4%		£750k	
HMO/MUB Limited Edition	75%	Vida 36	3.98%	7%	£150k	£2m	
	75%	Vida 36	4.63%	4%		£2m	
	80%	Vida 36	5.21%	4%		£750k	

# Fixed Rate Products

Available for both purchase and remortgages

## Standard range - 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Cashback Standard	75%	Vida 36	4.54%	2%	£2m	£500
Standard	75%	Vida 36	4.42%	2%	£2m	n/a
		Vida 24	4.62%			
		Vida 6	5.28%			
		<b>Packager</b>	<b>5.99%</b>			
Standard	80%	Vida 36	4.76%	2%	£750k	n/a
		Vida 24	4.87%			
		Vida 6	5.78%			
Standard	85%	Vida 36	5.26%	2%	£500k	n/a

## Expat and HMO/MUB range - 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Additional Information
Cashback Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.65%	2%	£2m	£500	Minimum loan £50k Product terms fixed until: <b>2 year</b> - 31/08/2028
Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.53%	2%	£2m	n/a	ERC's <b>2 year</b> 4% until 31/08/2027 3% until 31/08/2028
Cashback HMO/MUB	75%	Vida 36	4.84%	2%	£2m	£500	Vida Variable Rate (VVR) 5.80% set on 01.02.2026
HMO/MUB	75%	Vida 36	4.72%	2%	£2m	n/a	
		Vida 24	4.83%				
		Vida 6	5.99%				
		<b>Packager</b>	<b>6.19%</b>				
HMO/MUB	80%	Vida 36	5.11%	2%	£750k	n/a	
		Vida 24	5.28%				
		Vida 6	6.29%				
HMO/MUB	85%	Vida 36	5.92%	2%	£500k	n/a	Revert rate 8.64% (VVR + 2.84%)

# Fixed Rate Products

Available for both purchase and remortgages

## Standard range - 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Cashback Standard	75%	Vida 36	5.02%	2%	£2m	£500
Standard	75%	Vida 36	4.97%	2%	£2m	n/a
		Vida 24	5.05%			
		Vida 6	5.55%			
		<b>Packager</b>	<b>5.76%</b>			
Standard	80%	Vida 36	5.30%	2%	£750k	n/a
		Vida 24	5.31%			
		Vida 6	6.07%			
Standard	85%	Vida 36	5.94%	2%	£500k	n/a

## Expat and HMO/MUB range - 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Additional Information
Cashback Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.55%	2%	£2m	£500	Minimum loan £50k Product terms fixed until: 5 year - 31/08/2031
Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.50%	2%	£2m	n/a	ERC's 5 year 5% until 31/08/2027 5% until 31/08/2028 4% until 31/08/2029 3% until 31/08/2030 2% until 31/08/2031
Cashback HMO/MUB	75%	Vida 36	5.13%	2%	£2m	£500	
HMO/MUB	75%	Vida 36	5.08%	2%	£2m	n/a	Vida Variable Rate (VVR) 5.80% set on 01.02.2026  Revert rate 8.64% (VVR + 2.84%)  *A minimum term of 6 years is required.
		Vida 24	5.11%				
		Vida 6	5.88%				
		<b>Packager</b>	<b>6.01%</b>				
HMO/MUB	80%	Vida 36	5.85%	2%	£750k	n/a	
		Vida 24	5.88%				
		Vida 6	6.39%				
HMO/MUB	85%	Vida 36	6.29%	2%	£500k	n/a	

# Fee Saver Products

Available for both purchase and remortgages. No assessment fee, free valuation on properties up to £500k and a reduced product fee.

## 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Standard	75%	Vida 36	5.67%	0.75% (min £795)	£2m	n/a
HMO/MUB	75%	Vida 36	5.86%	0.75% (min £795)	£2m	n/a
Expat (Single Unit & HMO/MUB)	75%	Vida 36	6.46%	0.75% (min £795)	£2m	n/a
Cashback Standard	75%	Vida 36	5.79%	0.75% (min £795)	£2m	£500
Cashback HMO/MUB	75%	Vida 36	5.98%	0.75% (min £795)	£2m	£500
Cashback Expat (Single Unit & HMO/MUB)	75%	Vida 36	6.58%	0.75% (min £795)	£2m	£500

## 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Additional Information
Standard	75%	Vida 36	5.42%	0.75% (min £795)	£2m	n/a	<b>Minimum loan £50k</b> <b>Product terms fixed until:</b> 2 year - 31/08/2028 5 year - 31/08/2031  <b>ERC's</b> 2 year 4% until 31/08/2027 3% until 31/08/2028  5 year 5% until 31/08/2027 5% until 31/08/2028 4% until 31/08/2029 3% until 31/08/2030 2% until 31/08/2031  <b>Fee Saver</b> Fee free, no assessment fee, free valuation on properties up to £500k.  <b>Vida Variable Rate (VVR)</b> 5.80% set on 01.02.2026  <b>Revert rate</b> 8.64% (VVR + 2.84%)  *A minimum term of 6 years is required.
HMO/MUB	75%	Vida 36	5.45%	0.75% (min £795)	£2m	n/a	
Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.88%	0.75% (min £795)	£2m	n/a	
Cashback Standard	75%	Vida 36	5.47%	0.75% (min £795)	£2m	£500	
Cashback HMO/MUB	75%	Vida 36	5.50%	0.75% (min £795)	£2m	£500	
Cashback Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.93%	0.75% (min £795)	£2m	£500	

# Holiday Buy to Let Products

Available for both purchase and remortgages.

## 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback
Standard	75%	Vida 36	5.22%	2%	£2m	n/a
		Vida 24	5.37%			
		Vida 6	5.77%			
Standard	80%	Vida 36	5.37%	2%	£750k	n/a
		Vida 24	5.52%			
		Vida 6	5.92%			
Standard Fee Saver	75%	Vida 36	6.17%	0.75%	£2m	£300
		Vida 24	6.32%			
		Vida 6	6.72%			

## 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Additional Information
Standard	75%	Vida 36	5.90%	2%	£2m	n/a	<p><b>Minimum loan £50k</b></p> <p><b>Product terms fixed until:</b>                      2 year - 31/08/2028                      5 year - 31/08/2031</p> <p><b>ERC's</b>                      2 year                      4% until 31/08/2027                      3% until 31/08/2028</p> <p><b>5 year</b>                      5% until 31/08/2027                      5% until 31/08/2028                      4% until 31/08/2029                      3% until 31/08/2030                      2% until 31/08/2031</p> <p><b>Fee Saver</b>                      Fee free, no assessment fee, free valuation on properties up to £500k.</p> <p><b>Vida Variable Rate (VVR)</b>                      5.80% set on 01.02.2026</p> <p><b>Revert rate</b>                      8.64% (VVR + 2.84%)</p> <p>*A minimum term of 6 years is required.</p>
		Vida 24	6.05%				
		Vida 6	6.45%				
Standard	80%	Vida 36	6.05%	2%	£750k	n/a	
		Vida 24	6.20%				
		Vida 6	6.60%				
Standard Fee Saver	75%	Vida 36	6.32%	0.75%	£2m	£300	
		Vida 24	6.47%				
		Vida 6	6.87%				

# Consumer Buy to Let Products

Available for both purchase and remortgages.

## 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan
Standard	75%	Vida 36	4.67%	2%	£2m
Standard	80%	Vida 36	4.91%	2%	£750k
Standard Fee Saver	75%	Vida 36	5.92%	0.75%	£2m
Expat	75%	Vida 36	5.78%	2%	£2m

## 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Additional Information
Standard	75%	Vida 36	5.22%	2%	£2m	<p><b>Minimum loan £50k</b></p> <p><b>Product terms fixed until:</b>                      2 year - 31/08/2028                      5 year - 31/08/2031</p> <p><b>ERC's</b>                      2 year                      4% until 31/08/2027                      3% until 31/08/2028                      5 year                      5% until 31/08/2027                      5% until 31/08/2028                      4% until 31/08/2029                      3% until 31/08/2030                      2% until 31/08/2031</p> <p><b>Fee Saver</b>                      Fee free, no assessment fee, free valuation on properties up to £500k</p> <p><b>Vida Variable Rate (VVR)</b>                      5.80% set on 01.02.2026</p> <p><b>Revert rate</b>                      8.64% (VVR + 2.84%)</p> <p>*A minimum term of 6 years is required.</p>
Standard	80%	Vida 36	5.50%	2%	£750k	
Standard Fee Saver	75%	Vida 36	5.67%	0.75%	£2m	
Expat	75%	Vida 36	5.75%	2%	£2m	

# Valuation Fees

Property Value	Valuation Fee
Less than £100,000	£175
£100,000 - £200,000	£245
£200,001 - £300,000	£310
£300,001 - £400,000	£370
£400,001 - £500,000	£475
£500,001 - £600,000	£585
£600,001 - £700,000	£640
£700,001 - £800,000	£695
£800,001 - £900,000	£695
£900,001 - £1m	£745
Over £1m - £1.25m	£1,100
Over £1.25m - £1.5m	£1,220
Over £1.5m - £1.75m	£1,325
Over £1.75m - £2m	£1,565
Over £2m - £2.25m	£1,835
Over £2.25m - £2.5m	£1,955
Over £2.5m - £2.75m	£1,995
Over £2.75m - £3m	£2,115
Over £3m	By negotiation

For BTL Fee Saver products no assessment fee is payable and one free standard valuation is provided for all properties up to £500k.

A surveyor may be asked to carry out a physical valuation or a remote valuation without visiting the property.

No Search indemnity insurance now permitted for residential and BTL remortgage transactions only, other than those under a Fee Saver products, for properties in England and Wales using a specific Vida approved policy - Full details in the UK Finance Handbook.





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