

Buy to Let Product Guide

What's New?

- ✓ Foreign National criteria for BTL
- ✓ Portfolios up to £7.5m and 20 properties with Vida
- ✓ 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.

Expatriate 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 (temporarily removed).

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	*All historic secured arrears must have been made up to date for at least 6 months prior to application. **All CCJs and Defaults less than £500 are excluded from product tiering. •Debt Management Plan/Debt Arrangement Schemes may be considered at Underwriter discretion - subject to satisfactory affordability and conduct checks.
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.

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	Product Code
Standard	75%	Vida 36	4.67%	2%	£2m	n/a	BST3641118
		Vida 24	4.87%				BST2441119
		Vida 6	5.53%				BST0641120
		Packager	6.24%				BSTPA41148
Standard	80%	Vida 36	5.01%	2%	£750k	n/a	BST3641121
		Vida 24	5.12%				BST2441122
		Vida 6	6.03%				BST0641123
Standard	85%	Vida 36	5.51%	2%	£500k	n/a	BST3641124

Expat and HMO/MUB range - 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code	Additional Information
Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.78%	2%	£2m	n/a	EST3641146	Minimum loan £50k Product terms fixed until: 2 year - 30/09/2028
HMO/MUB	75%	Vida 36	4.97%	2%	£2m	n/a	MST3641132	ERC's 2 year 4% until 30/09/2027 3% until 30/09/2028 Vida Variable Rate (VVR) 5.80% set on 01.02.2026 Revert rate 8.64% (VVR + 2.84%)
		Vida 24	5.08%				MST2441133	
		Vida 6	6.24%				MST0641134	
		Packager	6.44%				MSTPA41150	
HMO/MUB	80%	Vida 36	5.36%	2%	£750k	n/a	MST3641135	
		Vida 24	5.53%				MST2441136	
		Vida 6	6.54%				MST0641137	
HMO/MUB	85%	Vida 36	6.17%	2%	£500k	n/a	MST3641138	

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	Product Code
Standard	75%	Vida 36	5.12%	2%	£2m	n/a	BST3641125
		Vida 24	5.20%				BST2441126
		Vida 6	5.70%				BST0641127
		Packager	5.91%				BSTPA41149
Standard	80%	Vida 36	5.45%	2%	£750k	n/a	BST3641128
		Vida 24	5.46%				BST2441129
		Vida 6	6.22%				BST0641130
Standard	85%	Vida 36	6.09%	2%	£500k	n/a	BST3641131

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

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code	Additional Information
Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.65%	2%	£2m	n/a	EST3641147	<p>Minimum loan £50k</p> <p>Product terms fixed until: 5 year - 30/09/2031</p> <p>ERC's 5 year 5% until 30/09/2027 5% until 30/09/2028 4% until 30/09/2029 3% until 30/09/2030 2% until 30/09/2031</p> <p>Vida Variable Rate (VVR) 5.80% set on 01.02.2026</p> <p>Revert rate 8.64% (VVR + 2.84%)</p> <p><i>*A minimum term of 6 years is required.</i></p>
HMO/MUB	75%	Vida 36	5.23%	2%	£2m	n/a	MST3641139	
		Vida 24	5.26%				MST2441140	
		Vida 6	6.03%				MST0641141	
		Packager	6.16%				MSTPA41151	
HMO/MUB	80%	Vida 36	6.00%	2%	£750k	n/a	MST3641142	
		Vida 24	6.03%				MST2441143	
		Vida 6	6.54%				MST0641144	
HMO/MUB	85%	Vida 36	6.44%	2%	£500k	n/a	MST3641145	

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	Product Code
Standard	75%	Vida 36	5.47%	2%	£2m	n/a	HST3641152
		Vida 24	5.62%				HST2441153
		Vida 6	6.02%				HST0641154
Standard	80%	Vida 36	5.62%	2%	£750k	n/a	HST3641155
		Vida 24	5.77%				HST2441156
		Vida 6	6.17%				HST0641157

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code	Additional Information
Standard	75%	Vida 36	6.05%	2%	£2m	n/a	HST3641158	<p>Minimum loan £50k</p> <p>Product terms fixed until: 2 year - 30/09/2028 5 year - 30/09/2031</p> <p>ERC's 2 year 4% until 30/09/2027 3% until 30/09/2028</p> <p>5 year 5% until 30/09/2027 5% until 30/09/2028 4% until 30/09/2029 3% until 30/09/2030 2% until 30/09/2031</p> <p>Fee Saver Fee free, no assessment fee, free valuation on properties up to £500k.</p> <p>Vida Variable Rate (VVR) 5.80% set on 01.02.2026</p> <p>Revert rate 8.64% (VVR + 2.84%)</p> <p>*A minimum term of 6 years is required.</p>
		Vida 24	6.20%				HST2441159	
		Vida 6	6.60%				HST0641160	
Standard	80%	Vida 36	6.20%	2%	£750k	n/a	HST3641161	
		Vida 24	6.35%				HST2441162	
		Vida 6	6.75%				HST0641163	

Consumer Buy to Let Products

Available for both purchase and remortgages.

2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
Standard	75%	Vida 36	4.92%	2%	£2m	CST3641164
Standard	80%	Vida 36	5.16%	2%	£750k	CST3641165
Expat	75%	Vida 36	6.03%	2%	£2m	CES3641168

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code	Additional Information
Standard	75%	Vida 36	5.37%	2%	£2m	CST3641166	<p>Minimum loan £50k</p> <p>Product terms fixed until: 2 year - 30/09/2028 5 year - 30/09/2031</p> <p>ERC's 2 year 4% until 30/09/2027 3% until 30/09/2028</p> <p>5 year 5% until 30/09/2027 5% until 30/09/2028 4% until 30/09/2029 3% until 30/09/2030 2% until 30/09/2031</p> <p>Fee Saver Fee free, no assessment fee, free valuation on properties up to £500k</p> <p>Vida Variable Rate (VVR) 5.80% set on 01.02.2026</p> <p>Revert rate 8.64% (VVR + 2.84%)</p> <p>*A minimum term of 6 years is required.</p>
Standard	80%	Vida 36	5.65%	2%	£750k	CST3641167	
Expat	75%	Vida 36	5.90%	2%	£2m	CES3641169	

Valuation Fees

Property Value	Valuation Fee
Less than £100,000	£170
£100,000 - £200,000	£230
£200,001 - £300,000	£290
£300,001 - £400,000	£350
£400,001 - £500,000	£450
£500,001 - £600,000	£530
£600,001 - £700,000	£580
£700,001 - £800,000	£625
£800,001 - £900,000	£625
£900,001 - £1m	£675
Over £1m - £1.25m	£990
Over £1.25m - £1.5m	£1,100
Over £1.5m - £1.75m	£1,200
Over £1.75m - £2m	£1,410
Over £2m - £2.25m	£1,650
Over £2.25m - £2.5m	£1,760
Over £2.5m - £2.75m	£1,795
Over £2.75m - £3m	£1,940
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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