

# Product transfer guide

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By using our mortgage product transfer process, your clients can switch to a new product quickly and easily without the need for revaluation or additional underwriting.

**As a Select partner you have exclusive access to products and criteria** and it's all backed up with the support of our in-house team of experts.

13 April 2026

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All rates and product criteria are correct at the time of being published.



## Commercial investment and owner occupier products

Products for properties with an EPC rating of C or above						
Product	Starting rate	Arrangement fee	Min loan	Max loan	ERCs	Reversion margin*
2-year fixed	8.84%	1%	£50k	£25m	4%, 3%	4.75%
	8.40%	2%	£50k	£25m	4%, 3%	4.75%
5-year fixed	8.19%	1%	£50k	£25m	4%, 3%, 3%, 3%, 3%	4.75%
	8.05%	2%	£50k	£25m	4%, 3%, 3%, 3%, 3%	4.75%

Products for properties with an EPC rating of D or below						
Product	Starting rate	Arrangement fee	Min loan	Max loan	ERCs	Reversion margin*
2-year fixed	9.04%	1%	£50k	£25m	4%, 3%	4.75%
	8.60%	2%	£50k	£25m	4%, 3%	4.75%
5-year fixed	8.39%	1%	£50k	£25m	4%, 3%, 3%, 3%, 3%	4.75%
	8.25%	2%	£50k	£25m	4%, 3%, 3%, 3%, 3%	4.75%

\*Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.

EPC eligibility: the EPC must have been issued within the last 5 years if rated A/B or in the last 2 years if rated C. Where a property has multiple EPC ratings, then the lowest EPC rating will be used. The property EPC rating will be based on the latest certificate that's recorded on the following website: [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

**Loans £10m+ will be priced on application**  
**Speak to your high-net-worth account manager to discuss**

### Products revert to BBR trackers

- On expiry of the fixed rate (the starting rate\*), the term loan will revert to a variable interest rate set at a margin above BBR.
- The variable rate of interest will move up and down in line with the BBR, however if the BBR falls below 0% the interest rate you're charged won't change, this is referred to as the minimum floor.
- Changes to the BBR, subject to the minimum floor, will take effect from the 1st of the month immediately following the announcement of the change in the BBR. Your new rate will be calculated by taking the margin applicable to the term loan plus the BBR.

Bank of England Base Rate (BBR): 3.75%

## Semi-commercial products

Products for properties with more than 50% residential value						
Product	Starting rate	Arrangement fee	Min loan	Max loan	ERCs	Reversion margin*
2-year fixed	7.64%	1%	£50k	£500k	4%, 3%	4.00%
	7.20%	2%	£50k	£500k	4%, 3%	4.00%
	7.49%	1%	£500k	£25m	4%, 3%	4.00%
	7.05%	2%	£500k	£25m	4%, 3%	4.00%
5-year fixed	7.19%	1%	£50k	£500k	4%, 3%, 3%, 3%, 3%	4.00%
	7.05%	2%	£50k	£500k	4%, 3%, 3%, 3%, 3%	4.00%
	7.04%	1%	£500k	£25m	4%, 3%, 3%, 3%, 3%	4.00%
	6.90%	2%	£500k	£25m	4%, 3%, 3%, 3%, 3%	4.00%

\*Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.

Residential mix will be based on the percentage split on the current loan.

### Loans £10m+ will be priced on application

Speak to your high-net-worth account manager to discuss

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- The variable rate of interest will move up and down in line with the BBR, however if the BBR falls below 0% the interest rate you're charged won't change, this is referred to as the minimum floor.
- Changes to the BBR, subject to the minimum floor, will take effect from the 1st of the month immediately following the announcement of the change in the BBR. Your new rate will be calculated by taking the margin applicable to the term loan plus the BBR.

Bank of England Base Rate (BBR): 3.75%

## Buy to let products

Product	Starting rate	Arrangement fee	Min loan	Max loan	ERCs	Reversion margin*	Assessment rate
2-year fixed	7.24%	2%	£50k	£25m	4%, 3%	4.00%	8.79%
	7.04%	2%	£2m	£25m	4%, 3%	4.00%	8.59%
5-year-fixed	6.77%	2%	£50k	£25m	4%, 3%, 3%, 3%, 3%	4.00%	6.77%
	6.57%	2%	£2m	£25m	4%, 3%, 3%, 3%, 3%	4.00%	6.57%

\*Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.

### Loans £10m+ will be priced on application

Contact the high-net-worth team account

#### Products revert to BBR trackers

- On expiry of the fixed rate (the starting rate\*), the term loan will revert to a variable interest rate set at a margin above BBR.
- The variable rate of interest will move up and down in line with the BBR, however if the BBR falls below 0% the interest rate you're charged won't change, this is referred to as the minimum floor.
- Changes to the BBR, subject to the minimum floor, will take effect from the 1st of the month immediately following the announcement of the change in the BBR. Your new rate will be calculated by taking the margin applicable to the term loan plus the BBR.

Bank of England Base Rate (BBR): 3.75%

## More useful information and FAQ's

### Overpayment process

For all overpayment requests, the borrower can make one lump sum payment without incurring any penalties within a rolling 12-month period. The percentage allowed will depend on the terms set out in their original loan.

If the borrower wants to make a payment, you'll need to attach a PDF copy of the borrower's full bank statement, this must include the borrowers full name, address and demonstrate they have enough funds in the account to make the overpayment. The borrower will also need to provide details of the source of where the funds have come from.

Once the overpayment has been approved, we'll send the borrower our account details to make a bank transfer. Please email [servicing@interbayuk.com](mailto:servicing@interbayuk.com) and allow five workings for a response.

### Term extension (only available with a product transfer)

Please ensure the borrower has a long enough term to accommodate the rate chosen. If this is not the case, you'll need to complete the term extension request form. A solicitor will need to be instructed to act for the bank if a term extension is required.

- There are additional costs (which will be confirmed by the acting solicitor) involved in this process that you'll need to make the borrower aware of. For a term extension, we'll require the below fees to be paid:
- Bankruptcy search
- Winding up search
- Title insurance premium (where applicable)
- Term extension fee £40 (payable to us - once the term extension form is completed, servicing will send the bank details required to pay the fee).

The borrower can choose to instruct a solicitor to act on their behalf, or they can proceed unrepresented. If they appoint a solicitor to act on their behalf, the borrower will need to cover their own costs.

Turnaround times are approximately two - four weeks from application so please ensure you allow sufficient time for processing.

Please note, a term extension can only be considered as part of a product transfer request, we're unable to consider a term extension outside of this. All applicants must be 85 or under at the end of the new term.

### Further advance

Please fully complete the further advance application form and email it to [interbaycompletions@osbgroup.co.uk](mailto:interbaycompletions@osbgroup.co.uk)

Affordability will be assessed by the underwriter following submission, if accepted your current loan will increase to include the additional borrowing. A further advance will not appear as an additional loan account, we'll replace the current loan with a new loan.

If the borrower is within their current fixed rate, the underwriter will blend their old rate and new business rates. This will be confirmed within the formal offer terms. A new valuation is required, and the borrower will need to appoint a solicitor and cover the legal costs.

### Further advance and product transfer at the same time

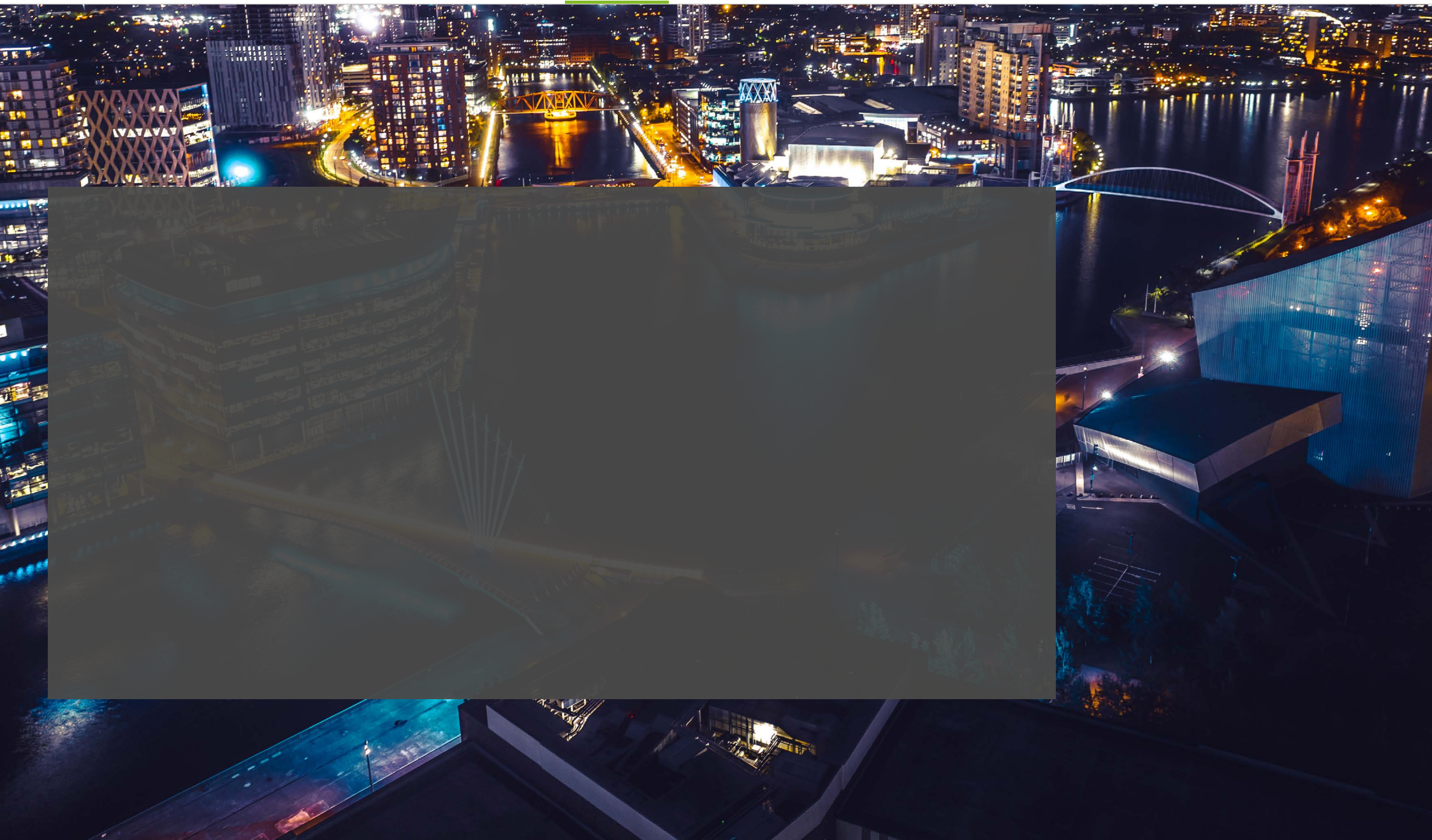
The further advance application form will be required, along with the mortgage preference form, and broker authorisation form.

If the borrower applies for a further advance together with a product transfer, then the rates available for this are from our new business range, rather than the product transfer range (shown in this guide).

In this case fees will need to be paid for the further advance, as well as the product transfer. Both of which can be added to the loan.

#### Have questions?

If you're not clear on what you need to do, or you have any other questions, please contact your **specialist finance account manager**.



For customer service and training purposes, calls with InterBay may be monitored and/or recorded.

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