




Residential & Buy to Let Product Guide

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Masthaven Finance Administered Variable Rate (MAVR) is 12.20% as at 5th January 2026

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Masthaven Finance Ltd is authorised and regulated by the Financial Conduct Authority. Firm reference number 300606.

Residential First & Second Charge Products



Prestige

LTV Bandings	Product	Prestige 0 0 Demerits	Maximum Gross Loan
<65%	2 Year Fixed	8.85%	£300,000 to 50%
	3 Year Fixed	8.55%	
	5 Year Fixed	8.25%	
	Lifetime Tracker*	9.85%	
65% - 70%	2 Year Fixed	9.10%	£150,000 to 70%
	3 Year Fixed	8.70%	
	5 Year Fixed	8.45%	
	Lifetime Tracker*	10.00%	
70% - 75%	2 Year Fixed	9.25%	£100,000
	3 Year Fixed	8.85%	
	5 Year Fixed	8.65%	
	Lifetime Tracker*	10.20%	
75% - 80%	2 Year Fixed	11.05%	£75,000
	3 Year Fixed	10.65%	
	5 Year Fixed	10.45%	
	Lifetime Tracker*	11.35%	

*Lifetime tracker rates follow the Masthaven Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000

Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 0 missed payments in the last 12 months	<ul style="list-style-type: none"> • Security and background properties assessed • Minimum of 6 months mortgage history required on 2nd charge applications
CCJ/Defaults	• 0 CCJ/Defaults in last 12 months	<ul style="list-style-type: none"> • Ignore accounts under £500 • Max CCJ/Default limit £10,000 per item - refer if greater
Unsecured Credit	• Worst status 2 in last 6 months	• Ignore accounts under £500
IVA/DMP	• No active IVA/DMP in the last 12 months	-
Bankruptcies	-	-
Pay Day Loans (must be settled from loan advance)	-	<ul style="list-style-type: none"> • None in last 6 months - max 2 in last 12

Early Repayment Charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
3 Year Fixed	3.00%	2.00%	1.00%	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

Lender Fee

Product	Fee
1st and 2nd charge <£50,000	£950
1st and 2nd charge >£50,000	£1,450

Reversion Rate

LTV	Rate
<70%	MAVR -0.10%
>=70%	MAVR +0.90%

Residential First & Second Charge Products



Prestige

LTV Bandings	Product	Prestige 1 Max 1 Demerits	Prestige 2 Max 2 Demerits	Maximum Gross Loan
<65%	2 Year Fixed	9.35%	10.00%	£300,000 to 50%
	3 Year Fixed	8.95%	9.60%	
	5 Year Fixed	8.65%	9.30%	
	Lifetime Tracker*	10.10%	10.40%	
65% - 70%	2 Year Fixed	9.60%	10.15%	£150,000 to 70%
	3 Year Fixed	9.20%	9.55%	
	5 Year Fixed	8.95%	9.50%	
	Lifetime Tracker*	10.20%	10.65%	
70% - 75%	2 Year Fixed	9.75%	10.30%	£100,000
	3 Year Fixed	9.35%	9.90%	
	5 Year Fixed	9.05%	9.70%	
	Lifetime Tracker*	10.40%	10.85%	
75% - 80%	2 Year Fixed	11.75%	11.90%	£75,000
	3 Year Fixed	11.35%	11.50%	
	5 Year Fixed	11.15%	11.30%	
	Lifetime Tracker*	12.60%	12.65%	

*Lifetime tracker rates follow the Masthaven Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000

Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	<ul style="list-style-type: none"> • Security and background properties assessed • 0 missed in last 3 months • Minimum of 6 months mortgage history required on 2nd charge applications
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	<ul style="list-style-type: none"> • Ignore accounts under £500 • Max CCJ/Default limit £10,000 per item - refer if greater
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £500
IVA/DMP	<ul style="list-style-type: none"> • 1 unit per plan - joint IVA/DMP treated as 1 demerit - missed payments in last 12 months treated as an additional demerit 	• Must have been in place for a minimum of 12 months
Bankruptcies	-	-
Pay Day Loans (must be settled from loan advance)	-	<ul style="list-style-type: none"> • None in last 6 months - max 2 in last 12

Early Repayment Charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
3 Year Fixed	3.00%	2.00%	1.00%	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

Lender Fee

Product	Fee
1st and 2nd charge net loan <£50,000	£950
1st and 2nd charge net loan >£50,000	£1,450

Reversion Rate

LTV	Rate
<70%	MAVR -0.10%
>=70%	MAVR +0.90%

Residential First & Second Charge Products



Core

LTV Bandings	Product	Core 1 Max 3 Demerits	Core 2 Max 4 Demerits	Core 3 4+ Demerits	Maximum Gross Loan
>65%	2 Year Fixed	10.60%	11.95%	12.90%	£200,000 to 65%
	3 Year Fixed	10.10%	11.75%	12.70%	
	5 Year Fixed	9.70%	11.50%	12.45%	
	Lifetime Tracker*	11.05%	12.40%	13.35%	
65% - 70%	2 Year Fixed	10.80%	12.10%	13.30%	£150,000 65 to 70%
	3 Year Fixed	10.30%	11.90%	13.10%	
	5 Year Fixed	10.00%	11.65%	12.85%	
	Lifetime Tracker*	11.25%	12.55%	13.75%	
70% - 75%	2 Year Fixed	11.25%	12.55%	-	£100,000
	3 Year Fixed	10.70%	12.35%	-	
	5 Year Fixed	10.45%	12.10%	-	
	Lifetime Tracker*	11.70%	13.00%	-	
75% - 80%	2 Year Fixed	12.95%	-	-	£75,000
	3 Year Fixed	12.45%	-	-	
	5 Year Fixed	12.15%	-	-	
	Lifetime Tracker*	13.60%	-	-	

*Lifetime tracker rates follow the Masthaven Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000.

Early Repayment Charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
3 Year Fixed	3.00%	2.00%	1.00%	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	<ul style="list-style-type: none"> • Security and background properties assessed • Minimum of 3 months mortgage history required on 2nd charge applications
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	• Ignore accounts under £500
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £500
IVA/DMP	<ul style="list-style-type: none"> • 1 unit per plan - joint IVA/DMP treated as 1 demerit - missed payments in last 12 months treated as an additional demerit 	• Must have been in place for a minimum of 6 months
Bankruptcies	-	• Core 3 only. Refer to Packaging Guide for further information
Pay Day Loans (must be settled from loan advance)	-	• Refer if any in last 3 months, and/or 4 or more in the last 12 months

Lender Fee

Product	Fee
1st and 2nd charge net loan <£50,000	£950
1st and 2nd charge net loan >£50,000	£1,450

Reversion Rate

LTV	Rate
<80%	MAVR +1.90%

Residential Eligibility Criteria

The Loan		Self Employed Income		The Property				
Minimum Term	<ul style="list-style-type: none"> 2 years 	Minimum Trading Period	<ul style="list-style-type: none"> 1 year 	Location	<ul style="list-style-type: none"> England, Wales and mainland Scotland only 			
Maximum Term	<ul style="list-style-type: none"> 30 years 	Evidence - Sole Trader/ Partnership	<ul style="list-style-type: none"> 1 years HMRC tax calculation and supporting overview AND 3 most recent business bank statements to evidence still trading 	Minimum Value	<ul style="list-style-type: none"> £75,000 on 1st charge, £100,000 on 2nd charge 			
Repayment	<ul style="list-style-type: none"> Capital repayment 	Evidence - Limited Company	<ul style="list-style-type: none"> 1 years HMRC tax calculation and supporting overview AND signed accounts or accountants reference 	Tenure	<ul style="list-style-type: none"> Freehold or leasehold - subject to 75 years remaining at start of loan and 55 at end of term 			
Affordability	<ul style="list-style-type: none"> An LTI cap of 6x applies to all loans A DTI cap of 45% applies to all loans These caps are applied automatically in Flow 	Contractor Income		Hometrack	Max LTV	Min confidence level	Max gross loan	Max property value
Loan Purpose	<ul style="list-style-type: none"> All legal purposes considered. Loans for business purpose considered on referral Loans for speculative purposes not accepted 	Income Calculation	<ul style="list-style-type: none"> Day rate x 5 x 46 		65%	4	£100,000	£1,000,000
Further Advances	<ul style="list-style-type: none"> Considered after 6 months subject to account conduct Commission will be paid on the new borrowing only 	Minimum Time Contracting	<ul style="list-style-type: none"> 3 months 		65-70%	5	£100,000	£1,000,000
Employment and Income		Minimum Contract Remaining	<ul style="list-style-type: none"> Evidence of renewal required if 1 month or less remaining on current contract 		Driveby Valuations			
Minimum Income	<ul style="list-style-type: none"> Minimum gross annual household income of £18,000 - £15,000 must be earned from employment and/or pensions 	Gaps Allowed	<ul style="list-style-type: none"> 4 weeks in the last 12 months 	<ul style="list-style-type: none"> Maximum gross loan £100,000 Maximum property value £1,000,000 				
Employed Income		Evidence	<ul style="list-style-type: none"> Contract and 3 most recent payslips, invoices or bank statements 	Driveby LTV				
Time Employed	<ul style="list-style-type: none"> 3 months history required. Probation considered subject to evidence of previous employment 	Construction Industry Scheme (CIS)		<ul style="list-style-type: none"> Maximum LTV 65% 				
Evidence	<ul style="list-style-type: none"> 3 most recent payslips 	Minimum Time in Role	<ul style="list-style-type: none"> 3 months 	Internal Valuation				
Bonus/Commission /Over-time	<ul style="list-style-type: none"> 100% if evidenced on all payslips. Annual bonus considered on referral subject to 2 years evidence 	Evidence	<ul style="list-style-type: none"> 3 most recent remittance slips AND bank statements 	<ul style="list-style-type: none"> Required where an application fails Hometrack or Driveby criteria 				
Shift/Car/Location Allowance	<ul style="list-style-type: none"> 100% if received across all payslips 	Pension Income		Mortgage Information				
Maternity Pay	<ul style="list-style-type: none"> Company and statutory maternity pay considered on referral 	State and Private	<ul style="list-style-type: none"> 3 most recent remittance slips or bank statements 	1st Mortgage Balance				
Employed Income		Benefit Income		<ul style="list-style-type: none"> Where applicable, LTV calculated on balance outstanding where the LTV is below 75%. Redemption figure used where LTV is over 75% 				
Employed Income		Benefit Income	<ul style="list-style-type: none"> Refer to Packaging Guide for further information on acceptable benefit incomes 	Mortgage Reference/ Payment Profile				
Employed Income		Benefit Income		<ul style="list-style-type: none"> Equifax accepted providing no arrangement recorded in the last 12 months, or a succession of 6's 				
Employed Income		Benefit Income		Consent				
Employed Income		Benefit Income		<ul style="list-style-type: none"> Required in favour of Masthaven Finance Ltd if applicable. We may consider lending where consent has been declined 				

Buy to Let & Consumer Buy to Let First & Second Charge Products



LTV Bandings	Product	BTL 0 Max 0 Demerits	BTL 1 Max 1 Demerits	Maximum Gross Loan
<60%	2 Year Fixed	11.60%	11.95%	£150,000
	3 Year Fixed	11.40%	11.70%	
	5 Year Fixed	11.10%	11.40%	
	Lifetime Tracker*	12.15%	12.45%	
60% - 70%	2 Year Fixed	11.90%	12.20%	£100,000
	3 Year Fixed	11.65%	11.95%	
	5 Year Fixed	11.35%	11.65%	
	Lifetime Tracker*	12.40%	12.70%	
70% - 75%	2 Year Fixed	12.25%	-	£75,000
	3 Year Fixed	12.00%	-	
	5 Year Fixed	11.70%	-	
	Lifetime Tracker*	12.75%	-	

*Lifetime tracker rates follow the Masthaven Administered Variable Rate +/- a margin.
Commission - 2.00% of net loan capped at £2,000.

Demerits

Type	Definition	BTLO/BTL1 Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	<ul style="list-style-type: none"> • Security and background properties assessed • Minimum of 6 months mortgage history required on 2nd charge applications
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	<ul style="list-style-type: none"> • Ignore accounts under £500 • Max CCJ/Default limit £10,000 per item - refer if greater
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	<ul style="list-style-type: none"> • Ignore accounts under £500
IVA/DMP	<ul style="list-style-type: none"> • 1 unit per plan - joint IVA/DMP treated as 1 demerit - missed payments in last 12 months treated as an additional demerit 	<ul style="list-style-type: none"> • Must have been in place for a minimum of 12 months
Bankruptcies	-	-
Pay Day Loans (must be settled from loan advance)	-	<ul style="list-style-type: none"> • None in last 6 months - max 2 in last 12

Early Repayment Charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
3 Year Fixed	3.00%	2.00%	1.00%	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

Lender Fee

Product	Fee	LTV	Rate
1st Charge	2.5% of net loan subject to a minimum of £1,595	<70%	MAVR +0.90%
2nd Charge	2.5% of net loan subject to a minimum of £1,195	>=70%	MAVR +1.40%

Reversion Rate

Buy to Let & Consumer Buy to Let Eligibility Criteria



The Loan		Income		Mortgage Information	
Minimum Term	<ul style="list-style-type: none"> 2 years 	Income	<ul style="list-style-type: none"> Evidence of income required on all cases 	1st Mortgage Balance	<ul style="list-style-type: none"> Where applicable, LTV calculated on balance outstanding
Maximum Term	<ul style="list-style-type: none"> 30 years 	Employed	<ul style="list-style-type: none"> Latest payslip required 	Mortgage Reference/ Payment Profile	<ul style="list-style-type: none"> Equifax accepted providing no arrangement recorded in the last 12 months, or a succession of 6's
Repayment	<ul style="list-style-type: none"> Capital repayment or interest only 	Self-Employed	<ul style="list-style-type: none"> Latest tax return and overview required 	Consent	<ul style="list-style-type: none"> Required in favour of Masthaven Finance Ltd if applicable. We may consider lending where consent has been declined
Loan Purpose	<ul style="list-style-type: none"> All legal purposes considered. Loans for business purpose considered on referral Loans for speculative purposes not accepted 	Pension	<ul style="list-style-type: none"> Latest remittance slip or bank statement required 		
Further Advances	<ul style="list-style-type: none"> Considered after 6 months subject to account conduct Commission will be paid on the new borrowing only 	The Property			
Employment and Income		Location	<ul style="list-style-type: none"> England, Wales and mainland Scotland only 		
Minimum Income	<ul style="list-style-type: none"> Minimum gross annual income £18,000 for the 1st applicant - £15,000 must be earned from employment and/or pensions 	Minimum Value	<ul style="list-style-type: none"> £100,000 on 1st and 2nd charge 		
Affordability		Tenure	<ul style="list-style-type: none"> Freehold or leasehold - subject to 75 years remaining at start of loan and 55 at end of term 		
Rental Coverage	<ul style="list-style-type: none"> Assessed on the lower valuer of the AST or valuers rental assessment. We may consider applying a 10% uplift to the valuers assessment where the AST supports the higher figure 	Energy Performance Certificate (EPC)	<ul style="list-style-type: none"> Minimum EPC rating of E or above - unless the property is exempt from the regulations 		
Debt Service Cover Ratio (DSCR)	<ul style="list-style-type: none"> 125% DSCR required for low rate tax payers 145% DSCR required for high and additional rate tax payers 145% DSCR required for HMO/AirBNB/Holiday Lets 	Driveby Valuations	<ul style="list-style-type: none"> Maximum gross loan £100,000 Maximum property value £1,000,000 		
Income Top Up	<ul style="list-style-type: none"> Personal income can be used to support debt service cover ratio subject to a minimum DSCR of 130% - subject to a full I&E on the applicants residential property 	Driveby LTV	<ul style="list-style-type: none"> Maximum LTV 65% 		
		Internal Valuation	<ul style="list-style-type: none"> Required where an application fails Driveby criteria 		
		1st Charge Applications	<ul style="list-style-type: none"> Applicants must own their residential property 		