



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.

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 (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.

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.

Customer Credit Profile

See where your customer fits within our Vida tiers.

Criteria	VIDA 36	VIDA 24	VIDA 6	PACKAGER
Time since the last default where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months
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 +

KEY INFORMATION

*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.

Fixed Rate Products

Available for both purchase and remortgages

Standard range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Cashback	Product Code
Cashback	75%	Vida 36	5.28%	2%	£50k	£2m	£500	BCB3641911
Standard	75%	Vida 36	3.57%	5%	£150k	£2m	n/a	BST3641933
Standard	75%	Vida 36	5.07%	2%	£50k	£2m	n/a	BST3641875
		Vida 24	5.67%					BST2441876
		Vida 6	6.28%					BST0641877
		Packager	6.69%					BSTPA41907
Standard	80%	Vida 36	5.53%	2%	£50k	£750k	n/a	BST3641878
		Vida 24	5.83%					BST2441879
		Vida 6	6.38%					BST0641880
Standard	85%	Vida 36	5.89%	2%	£50k	£500k	n/a	BST3641881

Expat and HMO/MUB range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Cashback	Product Code
Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.63%	2%	£50k	£2m	n/a	EST3641903
HMO/MUB	75%	Vida 36	3.73%	5%	£150k	£2m	n/a	MST3641934
HMO/MUB	75%	Vida 36	5.13%	2%	£50k	£2m	n/a	MST3641889
		Vida 24	5.72%					MST2441890
		Vida 6	6.59%					MST0641891
		Packager	6.89%					MSTPA41909
HMO/MUB	80%	Vida 36	5.73%	2%	£50k	£750k	n/a	MST3641892
		Vida 24	6.04%					MST2441893
		Vida 6	6.79%					MST0641894
HMO/MUB	85%	Vida 36	6.33%	2%	£50k	£500k	n/a	MST3641895

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
30/11/2028

ERC's

4% until 30/11/2027
3% until 30/11/2028

Fees

A non-refundable assessment fee of £195 is payable on all applications

Fixed Rate Products

Available for both purchase and remortgages

Standard range – 5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Cashback	Product Code
Cashback	75%	Vida 36	5.88%	2%	£50k	£2m	£500	BCB3641912
Standard	75%	Vida 36	4.72%	7%	£150k	£2m	n/a	BST3641935
Standard	75%	Vida 36	5.72%	2%	£50k	£2m	n/a	BST3641882
		Vida 24	6.14%					BST2441883
		Vida 6	6.42%					BST0641884
		Packager	6.59%					BSTPA41908
Standard	80%	Vida 36	6.03%	2%	£50k	£750k	n/a	BST3641885
		Vida 24	6.21%					BST2441886
		Vida 6	6.77%					BST0641887
Standard	85%	Vida 36	6.58%	2%	£50k	£500k	n/a	BST3641888

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

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Cashback	Product Code
Expat (Single Unit & HMO/MUB)	75%	Vida 36	6.21%	2%	£50k	£2m	n/a	EST3641904
HMO/MUB	75%	Vida 36	5.07%	7%	£150k	£2m	n/a	MST3641936
HMO/MUB	75%	Vida 36	5.99%	2%	£50k	£2m	n/a	MST3641896
		Vida 24	6.19%					MST2441897
		Vida 6	6.78%					MST0641898
		Packager	6.89%					MSTPA41910
HMO/MUB	80%	Vida 36	6.25%	2%	£50k	£750k	n/a	MST3641899
		Vida 24	6.83%					MST2441900
		Vida 6	7.09%					MST0641901
HMO/MUB	85%	Vida 36	6.69%	2%	£50k	£500k	n/a	MST3641902

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
30/11/2031

ERC's

5% until 30/11/2027
5% until 30/11/2028
4% until 30/11/2029
3% until 30/11/2030
2% until 30/11/2031

Fees

A non-refundable assessment
fee of £195 is payable on all ap-
plications

*A minimum term
of 6 years is required.

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	Product Code
Standard	75%	Vida 36	6.57%	0.75% (min £795)	£2m	n/a	BFS3641905
Cashback	75%	Vida 36	6.80%	0.75% (min £795)	£2m	£500	BCF3641913

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	6.27%	0.75% (min £795)	£2m	n/a	BFS3641906
Cashback	75%	Vida 36	6.33%	0.75% (min £795)	£2m	£500	BCF3641914

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
2 year – 30/11/2028
5 year – 30/11/2031

ERC's

2 year
4% until 30/11/2027
3% until 30/11/2028

5 year
5% until 30/11/2027
5% until 30/11/2028
4% until 30/11/2029
3% until 30/11/2030
2% until 30/11/2031

Additional Information

Minimum loan £50k

Fees

Fee saver products have no assessment fee and free valuation on properties up to £500k

*A minimum term of 6 years is required.

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	5.82%	2%	£2m	n/a	HST3641915
		Vida 24	5.97%				HST2441916
		Vida 6	6.37%				HST0641917
Standard	80%	Vida 36	5.97%	2%	£750k	n/a	HST3641918
		Vida 24	6.12%				HST2441919
		Vida 6	6.52%				HST0641920

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	6.45%	2%	£2m	n/a	HST3641921
		Vida 24	6.60%				HST2441922
		Vida 6	7.00%				HST0641923
Standard	80%	Vida 36	6.60%	2%	£750k	n/a	HST3641924
		Vida 24	6.75%				HST2441925
		Vida 6	7.25%				HST0641926

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
2 year - 30/11/2028
5 year - 30/11/2031

ERC's

2 year
4% until 30/11/2027
3% until 30/11/2028

5 year
5% until 30/11/2027
5% until 30/11/2028
4% until 30/11/2029
3% until 30/11/2030
2% until 30/11/2031

Additional Information

Minimum loan £50k

Fees
Fee saver products have no assessment fee and free valuation on properties up to £500k

*A minimum term of 6 years is required.

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	5.42%	2%	£2m	CST3641927
Standard	80%	Vida 36	5.78%	2%	£750k	CST3641928
Expat	75%	Vida 36	5.88%	2%	£2m	CES3641931

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
Standard	75%	Vida 36	6.22%	2%	£2m	CST3641929
Standard	80%	Vida 36	6.48%	2%	£750k	CST3641930
Expat	75%	Vida 36	6.46%	2%	£2m	CES3641932

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
2 year - 30/11/2028
5 year - 30/11/2031

ERC's

2 year

4% until 30/11/2027
3% until 30/11/2028

5 year

5% until 30/11/2027
5% until 30/11/2028
4% until 30/11/2029
3% until 30/11/2030
2% until 30/11/2031

Additional Information

Minimum loan £50k

Fees

Fee saver products have no assessment fee and free valuation on properties up to £500k

*A minimum term of 6 years is required.

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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