

# 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	Max loan	Cashback	Product Code
Cashback	75%	Vida 36	5.38%	2%	£2m	£500	BCB3641755
Standard**	75%	Vida 36	3.67%	5%	£2m	n/a	BST3641777
Standard	75%	Vida 36	5.17%	2%	£2m	n/a	BST3641719
		Vida 24	5.67%				BST2441720
		Vida 6	6.28%				BST0641721
		Packager	6.69%				BSTPA41751
Standard	80%	Vida 36	5.53%	2%	£750k	n/a	BST3641722
		Vida 24	5.83%				BST2441723
		Vida 6	6.38%				BST0641724
Standard	85%	Vida 36	5.89%	2%	£500k	n/a	BST3641725

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

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.63%	2%	£2m	n/a	EST3641747
HMO/MUB**	75%	Vida 36	3.73%	5%	£2m	n/a	MST3641778
HMO/MUB	75%	Vida 36	5.23%	2%	£2m	n/a	MST3641733
		Vida 24	5.72%				MST2441734
		Vida 6	6.59%				MST0641735
		Packager	6.89%				MSTPA41753
HMO/MUB	80%	Vida 36	5.73%	2%	£750k	n/a	MST3641736
		Vida 24	6.04%				MST2441737
		Vida 6	6.79%				MST0641738
HMO/MUB	85%	Vida 36	6.33%	2%	£500k	n/a	MST3641739

### 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

### Additional Information

Minimum loan £50k  
\*\*Minimum loan £150k

### 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	Max loan	Cashback	Product Code
Cashback	75%	Vida 36	5.93%	2%	£2m	£500	BCB3641756
Standard**	75%	Vida 36	4.77%	7%	£2m	n/a	BST3641779
Standard	75%	Vida 36	5.77%	2%	£2m	n/a	BST3641726
		Vida 24	6.14%				BST2441727
		Vida 6	6.42%				BST0641728
		Packager	6.59%				BSTPA41752
Standard	80%	Vida 36	6.03%	2%	£750k	n/a	BST3641729
		Vida 24	6.21%				BST2441730
		Vida 6	6.77%				BST0641731
Standard	85%	Vida 36	6.58%	2%	£500k	n/a	BST3641732

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

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Expat (Single Unit & HMO/MUB)	75%	Vida 36	6.21%	2%	£2m	n/a	EST3641748
HMO/MUB**	75%	Vida 36	5.07%	7%	£2m	n/a	MST3641780
HMO/MUB	75%	Vida 36	6.04%	2%	£2m	n/a	MST3641740
		Vida 24	6.19%				MST2441741
		Vida 6	6.78%				MST0641742
		Packager	6.89%				MSTPA41754
HMO/MUB	80%	Vida 36	6.25%	2%	£750k	n/a	MST3641743
		Vida 24	6.83%				MST2441744
		Vida 6	7.09%				MST0641745
HMO/MUB	85%	Vida 36	6.69%	2%	£500k	n/a	MST3641746

### 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

### Additional Information

Minimum loan £50k  
\*\*Minimum loan £150k

### Fees

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

\*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	BFS3641749
Cashback	75%	Vida 36	6.80%	0.75% (min £795)	£2m	£500	BCF3641757

## 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	BFS3641750
Cashback	75%	Vida 36	6.33%	0.75% (min £795)	£2m	£500	BCF3641758

### 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	HST3641759
		Vida 24	5.97%				HST2441760
		Vida 6	6.37%				HST0641761
Standard	80%	Vida 36	5.97%	2%	£750k	n/a	HST3641762
		Vida 24	6.12%				HST2441763
		Vida 6	6.52%				HST0641764

## 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	HST3641765
		Vida 24	6.60%				HST2441766
		Vida 6	7.00%				HST0641767
Standard	80%	Vida 36	6.60%	2%	£750k	n/a	HST3641768
		Vida 24	6.75%				HST2441769
		Vida 6	7.25%				HST0641770

### 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	CST3641771
Standard	80%	Vida 36	5.78%	2%	£750k	CST3641772
Expat	75%	Vida 36	5.88%	2%	£2m	CES3641775

## 5 year fixed rate\*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
Standard	75%	Vida 36	6.22%	2%	£2m	CST3641773
Standard	80%	Vida 36	6.48%	2%	£750k	CST3641774
Expat	75%	Vida 36	6.46%	2%	£2m	CES3641776

### 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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