



octane

Buy to Let guide

Foreign Nationals | HMOs and MUBs | Top Slicing

*Light refurbishment permitted

All brokers | Latest update as of 22/09/2026

Loan				
2 year fix			5 year fix	
Product Fee	5%	4%	5%	4%
Proc Fee	1.5% (deducted from Product Fee)			
Fixed Rate	6.59%	7.19%	7.69%	7.99%
Deferred Interest	1% pa			
Pay Rate (Fixed Rate minus Deferred Interest)	5.59%	6.19%	6.69%	6.99%
ICR	125% Limited Companies and lower tax rate payers 140% non lower tax rate payers and foreign nationals			
Stress Rate	Pay Rate plus 2%		Pay Rate	
Top Slicing	Permitted (rent to cover at least 90% of Pay Rate)			
Min Loan	£200,000			
Max Loan	£15,000,000			
Max LTV	80% LTV (including fee and deferred interest)			
Term	25 years			
ERCs	2%/1%		5%/4%/3%/2%/1%	
Interest Retention	Up to 6 months permitted for untenanted properties			
Admin Fees	Loans on portfolios of less than 5 properties If loan is less than £500k: £249 + £150 per additional security property. If loan is more than £500k: £399 + £150 per additional security property. Loans on portfolios of 6 properties or more Portfolio of between 6-10 properties: £1,995. Portfolio of 11 or more properties: £2,995.			

Property	
Min Property Value	£200,000
Max Property Value	£5,000,000. Max £3.5m loan on single asset.
Mixed Use	Max £15m loan. Commercial up to 50% (Gross LTV restricted to 70%)
HMO	Max £3m loan. No max number of bedrooms
MUB	Max £10m loan. No max number of units
Residential portfolio	Max £15m loan. No max number of properties.
Ex Local Authority Flats	Yes
Flats above Commercial	Yes
Air BNB/Holiday Lets	Yes
Property Location	England and Wales
Works permitted to security	Up to 10% of market value permitted. Self funded

Borrower details	
UK Individual or Company	Yes
UK UBO	Yes
Offshore Company	Yes (locations subject to policy)
Expat	Yes (locations subject to policy)
Foreign National	Yes (locations subject to policy)
First Time Buyer/Landlord	Exception basis only
Min Income	No min income required £30,000 income (UK source) required if Top Slicing for ICR calculation
Min Age	21 years old
Max age at beginning of term	75 years old
Max no of applicants	4

Adverse Credit permitted unless	
CCJs	Any CCJs/Defaults >£5k in the past 24 months
Defaults	Any recorded over £1,000 in last 18 months
Unsecured	More than 3 missed unsecured payments in the past 12 months on balances over £1,000
Mortgage or Secured Mortgage Payments	Any missed secured payments in the past 12 months
IVA/Bankruptcy/CVA	No

Why Octane Buy to Let?



Mixed use

£15 million

Maximum loan

Up to 50% commercial

HMO

£3 million

Maximum loan

No maximum number
of bedrooms

Multi-unit blocks (MUBs)

£10 million

Maximum loan

No maximum number of units

Residential portfolios

£15 million

Maximum loan

No maximum number
of properties

Refurbishment works

10%

Up to 10% of market value

Top slicing permitted

90%

Rent must cover at least 90%
of pay rate

Up to **6 months**

Interest retention permitted for
untenanted properties

Foreign Nationals and Expats

Deferred Interest (Up to 1% PA)

Up to 80% Gross LTV (including fees)

Complete FS
Your specialist packager distributor

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