November 2026 v2

THE MORTGAGE LENDER
real life lending
Powered by shawbrook

BUY TO LET PRODUCT GUIDE.



Range highlights

- Maximum loan amount increased to £500,000 for First Time Landlords
- HMO/MUB, Ex-Pat, and Holiday Let products available
- Loans from £50,000 up to £3,000,000
- Free standard valuations on all products

Not for customer use. For professional intermediary use only.

CON-TENTS.

Core Range	3
Fee Saver	4
Multi Loan	5
Expat	6
Holiday & Short Term Lets	6
Key Criteria	7

CORE RANGE

These products are available to Individuals and Limited Companies/LLP	Revert Rate – TML's Buy to Let Base Rate + 3%

Product Term	LTV	Standard Property Initial Rate	Standard Property Completion Fee	Product Version	HMO/MUB Initial Rate	HMO/MUB Completion Fee	Product Version	Features/Notes
5 Year Fixed	75%	5.26%	5.00%	v10.26.2	5.31%	5.00%	v11.26.2	Min loan £75,000. 1 free standard valuation.
		5.28%	5.00%	v11.26.2	N/A	N/A	N/A	£0 Application Fee. Min loan £75,000. 1 free standard valuation.
		5.99%	£2,495	v10.26.2	6.10%	£2,495	v11.26.2	Min loan £75,000 - Max loan £500,000. 1 free standard valuation.
		N/A	N/A	N/A	5.90%	2.00%	v11.26.2	HMO/MUB Min Loan £75,000. 1 free standard valuation.
		5.64%	3.00%	v10.26.2	N/A	N/A	N/A	Min loan (Non Portfolio) £75,000. Standard Min loan (Portfolio Landlord) £50,000. 1 free standard valuation.
	80%	6.31%	£2,495	v9.26.1	N/A	N/A	N/A	Min loan £100,000 - Max loan £600,000. 1 free standard valuation.
		6.16%	2.00%	v9.26.1	N/A	N/A	N/A	Min loan £100,000 - Max loan £600,000. 1 free standard valuation.
2 Year Fixed	75%	5.59%	2.00%	v11.26.2	N/A	N/A	N/A	Min loan (Non Portfolio) £75,000. Standard Min loan (Portfolio Landlord) £50,000. 1 free standard valuation.
		N/A	N/A	N/A	5.29%	3.00%	v10.26.2	Min loan (Non Portfolio) £75,000. Standard Min loan £50,000. HMO/MUB Min Loan £75,000. 1 free standard valuation.
		5.99%	£2,495	v11.26.2	6.14%	£2,495	v10.26.2	Min loan £75,000 - Max loan £500,000. 1 free standard valuation.
		4.34%	5.00%	v9.26.1	4.39%	5.00%	v10.26.2	Min loan £75,000. 1 free standard valuation.
	80%	6.34%	£2,495	v9.26.1	N/A	N/A	N/A	Min loan £100,000 - Max loan £600,000. 1 free standard valuation.
		5.89%	2.00%	v9.26.1	N/A	N/A	N/A	Min loan £100,000 - Max loan £600,000. 1 free standard valuation.

The product revert rates are based on TML's Buy to Let Base Rate plus the product margin. TML Buy to Let Base Rate, currently 4.00%, will be subject to a floor of 0.75%.
Correct as of the 06/11/26.

FEE SAVER

These products are available to Individuals and Limited Companies/LLP.	Revert Rate – TML's Buy to Let Base Rate + 3%

Product Term	LTV	Standard Property Initial Rate	Standard Property Completion Fee	Product Version	HMO/MUB Initial Rate	HMO/MUB Completion Fee	Product Version	Features/Notes
5 Year Fixed	75%	6.36%	0.00%	v11.26.2	6.46%	0.00%	v11.26.2	Available on Purchase and Remortgage. £0 Application Fee. £0 Telegraphic Transfer Fee. 1 free Standard Valuation. £250 cashback. Min loan £75,000.
	80%	6.66%	0.00%	v9.26.1	N/A	N/A	N/A	Available on Purchase and Remortgage. £0 Application Fee. £0 Telegraphic Transfer Fee. 1 free Standard Valuation. £250 cashback. Min loan £100,000 - Max loan £600,000.
2 Year Fixed	75%	6.65%	0.00%	v11.26.2	6.79%	£995	v10.26.2	Available on Purchase and Remortgage. £0 Application Fee. £0 Telegraphic Transfer Fee. 1 free Standard Valuation. £250 cashback. Min loan £75,000

The product revert rates are based on TML's Buy to Let Base Rate plus the product margin. TML Buy to Let Base Rate, currently 4.00%, will be subject to a floor of 0.75%.
Correct as of the 06/11/26.

PORTFOLIO MULTI LOAN

These products are available to Individuals and Limited Companies/LLP.	Revert Rate – TML's Buy to Let Base Rate + 3%

Product Term	LTV	Standard Property Initial Rate	Standard Property Completion Fee	Product Version	HMO/MUB Initial Rate	HMO/MUB Completion Fee	Product Version	Features/Notes
5 Year Fixed	75%	N/A	N/A	N/A	5.92%	2.00%	v11.26.2	Available to existing TML BTL customers or customers who are submitting 2 or more applications at the same time. £0 Application Fee. £30 Telegraphic Transfer Fee. 1 free standard valuation. HMO/MUB Min Loan £75,000.
		5.64%	3.00%	v11.26.2	N/A	N/A	N/A	Available to existing TML BTL customers or customers who are submitting 2 or more applications at the same time. £0 Application Fee. £30 Telegraphic Transfer Fee. 1 free standard valuation. Min Loan £50,000.
	80%	6.17%	2.00%	v9.26.1	N/A	N/A	N/A	Available to existing TML BTL customers or customers who are submitting 2 or more applications at the same time. £0 Application Fee. £30 Telegraphic Transfer Fee. 1 free standard valuation. Min loan £100,000 – Max loan £600,000.
2 Year Fixed	75%	6.14%	1.75%	v4.26.2	N/A	N/A	N/A	**ExPat only product.** **Available to Individuals and Ltd Companies/LLP.** Available to existing TML BTL customers or customers who are submitting 2 or more applications at the same time. £0 Application Fee. £30 Telegraphic Transfer Fee. 1 free standard valuation. Min loan £75,000 - Max loan £750,000.

The product revert rates are based on TML's Buy to Let Base Rate plus the product margin. TML Buy to Let Base Rate, currently 4.00%, will be subject to a floor of 0.75%.
Correct as of the 06/11/26.

EXPAT

Expat applications are subject to additional, enhanced underwriting and further information may be requested to support the application. If any of the applicant's are UK based, the application will be processed as per the additional, enhanced Expat criteria. Please refer to our Expat Buy to Let Criteria Guide for full criteria information. Revert rate: TML's Buy to Let Base Rate + 3.00%.

Product Term	LTV	Initial Rate	Completion Fee	Product Version	HMO/MUB Initial Rate	HMO/MUB Completion Fee	Product Version	Features/Notes
5 Year Fixed	75%	6.22%	1.75%	v5.26.2	6.17%	1.75%	v5.26.2	Available to Individuals and Ltd Companies/LLP. £0 Application Fee. Minimum loan £75,000. Max loan £750,000. Minimum ICR 140% on Expat applications. Not available to First Time Landlords. 1 free standard valuation.
		5.97%	3.00%	v5.26.2	N/A	N/A	N/A	Available to Individuals and Ltd Companies/LLP. £0 Application Fee. Minimum loan £75,000. Max loan £750,000. Minimum ICR 140% on Expat applications. Not available to First Time Landlords. 1 free standard valuation.
		5.52%	5.00%	v5.26.2	5.57%	5.00%	v5.26.2	Available to Individuals and Ltd Companies/LLP. £0 Application Fee. Minimum loan £75,000. Max loan £750,000. Minimum ICR 140% on Expat applications. Not available to First Time Landlords. 1 free standard valuation.
2 Year Fixed	75%	6.09%	1.75%	v5.26.2	N/A	N/A	N/A	Available to Individuals and Ltd Companies/LLP. £0 Application Fee. Minimum loan £75,000. Max loan £750,000. Minimum ICR 140% on Expat applications. Not available to First Time Landlords. 1 free standard valuation.

HOLIDAY AND SHORT TERM LETS

These products are available to Individuals and Limited Companies/LLP.

Revert Rate – TML's Buy to Let Base Rate + 3.00%.

Product Term	LTV	Initial Rate	Completion Fee	Product Version	Features/Notes
5 Year Fixed	75%	6.09%	2.00%	v4.26.2	Minimum Loan £75,000. Max loan £1,000,000. Lending based on a sustainable APT rental figure provided by valuer. Available on Purchases & Remortgages. New build properties or Multi-Unit and HMO properties are not acceptable. No Expats. Not available to First Time Landlords. 1 free standard valuation.
		5.49%	5.00%	v4.26.2	Minimum Loan £75,000. Max loan £1,000,000. Lending based on a sustainable APT rental figure provided by valuer. Available on Purchases & Remortgages. New build properties or Multi-Unit and HMO properties are not acceptable. No Expats. Not available to First Time Landlords. 1 free standard valuation.
2 Year Fixed	75%	6.04%	2.00%	v4.26.2	Minimum Loan £75,000. Max loan £1,000,000. Lending based on a sustainable APT rental figure provided by valuer. Available on Purchases & Remortgages. New build properties or Multi-Unit and HMO properties are not acceptable. No Expats. Not available to First Time Landlords. 1 free standard valuation.

The product revert rates are based on TML's Buy to Let Base Rate plus the product margin. TML Buy to Let Base Rate, currently 4.00%, will be subject to a floor of 0.75%.
Correct as of the 06/11/26.

KEY CRITERIA

Fees

Fees	Purchase & Remortgage
Completion Fee	Please refer to product grid
Application Fee	£150 unless stated otherwise
Standard Legal Fees	Variable
Telegraphic Transfer Fee	Up to £30
Valuation Fee	Variable

Other fees may apply. Please refer to the Tariff of Charges for more information.

Early Repayment Charges

ERCs	Year 1	Year 2	Year 3	Year 4	Year 5
5 year products	5.00%	5.00%	4.00%	4.00%	3.00%
2 year variable products	2.00%	1.00%	-	-	-
2 year fixed products	3.00%	2.00%	-	-	-

Interest Coverage Ratio

Interest coverage ratio	Standard Individual	Limited Companies/ LLP	HMO/Multi-Unit Blocks	New Build & Flats Above Commercial
Basic Rate Tax Payer	125%	125%	140%	125%
Higher Rate Tax Payer	140%	125%	140%	140%

Interest coverage rate (ICR) test will apply on all cases on an interest only basis. The interest rate used to calculate the ICR test will be:
5 or more years fixed rate products: the initial rate.
Tracker and 2 year fixed rate products: A nominal rate (currently 5.50%) or the initial rate + 2.00%, whichever is higher.

Credit Status

All credit profiles are assessed at an individual applicant level.

- CCJs – maximum 1 (max £250) in 36 months, 0 in 12 months. Must be satisfied at time of application.
- Secured arrears – 0 in 12 months, 1 in 24 months
- Unsecured arrears – 0 in 6 months, 1 in 24 months
- Defaults – 0 in 24 months
- Pay day loans – 0 in 6 years
- Bankruptcy/IVA – must be discharged or satisfied for a minimum of 6 years.
- Utility and communications not treated as adverse.

Loan

- Minimum Loan – £75,000 unless stated otherwise
- Minimum Term – 5 Years
- Maximum Term – 35 Years
- Repayment Types – Capital and Interest, Interest only. Part & Part.

Maximum Loan and LTV Limits

Maximum loan and LTV limits (unless limited by product range)	Standard		Specialist			
	Standard (Individual)	Limited Companies/ LLP	HMO	Multi-Unit Blocks	New Builds & Flats above Commercial	Holiday & Short-term lets
Maximum Loan Size	Maximum LTV					
£600,000	80%	80%	N/A	N/A	N/A	N/A
£1,000,000	75%	75%	75%	75%	75%	75%
£1,500,000	75%	75%	70%	70%	75%	N/A
£2,000,000	70%	70%	70%*	70%	70%	N/A
£3,000,000	70%	70%	N/A	70%	N/A	N/A

*For HMOs Max lend from £1.5m to £2m applies to London & South East of England
Up to £3,000,000 per single asset exposure with Aggregated exposure limited to £5,000,000.

The product revert rates are based on TML's Buy to Let Base Rate plus the product margin. TML Buy to Let Base Rate, currently 4.00%, will be subject to a floor of 0.75%.
Correct as of the 06/11/26.

Applicants

- Maximum number of applicants: four. In the event that the application is from a Limited Company, details of up to four directors or shareholders as applicants will be required. The applicants must cover a minimum of 75% of total shareholding.
- Minimum age: 21 years at application.
- Maximum age: 80 years at application, 95 years at end of term. For any applicants (including any Directors) older than 80 years at the end of the mortgage term there should be a clear succession plan in place.
- First Time Landlords – At least one applicant or Director must have owned and still own one or more property (residential or Buy to Let) for a minimum of 12 months. Maximum loan amount for First Time Landlords £500,000.
- Portfolio Landlords – Applicants with 4 or more Buy to Let properties that have a mortgage.

Property

- Minimum valuation for HMO/MUB is *£120,000.
- For converted properties and non-HMO/MUB properties located in London and South East the minimum valuation is *£120,000.
- Minimum valuation for properties adjacent to commercial: £150,000.
- No maximum valuation.

*Refer to product and criteria guides as minimum loan amounts may vary by product or property type.

Other

- Ex-local authority properties are subject to a maximum 75% LTV.
- All LTV limits are exclusive of any TML fees that can be added to the loan.
- The LTV calculation will be based upon the purchase price or the valuation amount, whichever is lower.
- Loans above the maximum loan size may be considered by TML on a case by case basis.

Criteria Summary

- Please refer to our criteria guides for **Buy to Let** for full criteria information.

The product revert rates are based on TML's Buy to Let Base Rate plus the product margin. TML Buy to Let Base Rate, currently 4.00%, will be subject to a floor of 0.75%. Correct as of the 06/11/26.

THE MORTGAGE LENDER
real life lending
Powered by shawbrook

THANKS FOR LOOKING.

Complete FS
Your specialist packager distributor

023 8045 6999 (Option 2)
btl@complete-fs.co.uk
www.complete-fs.co.uk

The Mortgage Lender Limited is authorised and regulated by the Financial Conduct Authority (Financial Services Firm Reference Number 707058).
Our Buy to Let mortgages are not regulated by the Financial Conduct Authority. Registered in England & Wales as company number 9280057.
Registered office address: Floor 10, 40 Leadenhall Street, London EC3A 2BJ.