



For intermediaries only

Buy-to-Let rates guide

Property finance made simple

Last Updated: 08/02/2022

Standard properties

TIER 1

i A **non-refundable** application/valuation fee of £150 is applied for all standard property cases (up to £750k).

Key features

MAX LOAN SIZE	£1,500,000
MAX LTV	80%
TERMS LENGTH	7-30 years
REGIONS	England, Wales and Scotland

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	125%
LIMITED COMPANY OR LLP	125%
HIGHER RATE TAXPAYER (40%)	140%
ADDITIONAL RATE TAXPAYER (45%)	140%

i A standard Buy-to-Let property is eligible for our **EPiC** rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

2 years fixed

LTV	65%		70%		75%		80%
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC	Standard
Product code	S1265140	S1265154	S1270141	S1270155	S1275142	S1275156	S1280143
Initial rate	2.85%	2.75%	2.99%	2.89%	3.19%	3.09%	4.29%
Product fee	1.50%	1.25%	1.50%	1.25%	1.50%	1.25%	2.00%
ICR rate	5.00%		5.00%		5.00%		5.00%
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%
ERC Year ² 1/2	2%/2%	3%/3%	2%/2%	3%/3%	2%/2%	3%/3%	2%/2%
Maximum loan amount	£1,500,000	£1,000,000	£1,000,000		£1,000,000		£500,000

¹ The Bank of England Base Rate (BBR) is a variable rate set by the Bank of England. BBR is currently 0.50%

² You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.



A standard Buy-to-Let property is eligible for our EPiC rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

5 years fixed

LTV	65%		70%		75%		80%
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC	Standard
Product code	S1565144	S1565157	S1570145	S1570158	S1575146	S1575159	S1580147
Initial rate	2.98%	2.88%	3.08%	2.98%	3.14%	3.04%	4.19%
Product fee	1.50%	1.25%	1.50%	1.25%	1.50%	1.25%	2.00%
ICR rate	5.00%		5.00%		5.00%		5.00%
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%
ERC Year ² 1/2/3/4/5	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%
Maximum loan amount	£1,500,000	£1,000,000	£1,000,000		£1,000,000		£500,000



For the products below; ICR is assessed at 125% for corporate borrowers at the pay rate. Basic rate taxpayers and high/higher rate taxpayers are assessed at 140% at the pay rate.

5 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	S1565148	S1565160	S1570149	S1570161	S1575150	S1575162
Initial rate	3.04%	2.94%	3.13%	3.03%	3.19%	3.09%
Product fee	1.75%	1.50%	1.75%	1.50%	1.75%	1.50%
ICR rate	3.04%	2.94%	3.14%	3.03%	3.19%	3.09%
Reversion rate	BBR ¹ +4.00%		BBR ¹ +4.00%		BBR ¹ +4.00%	
ERC Year ² 1/2/3/4/5	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%
Maximum loan amount	£1,000,000		£1,000,000		£1,000,000	

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7 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	S1765151		S1770152	S1770163	S1775153	S1775164
Initial rate	2.99%		3.08%	2.88%	3.14%	2.94%
Product fee	2.00%		2.00%	1.00%	2.00%	1.00%
ICR rate	2.99%		3.08%	2.88%	3.14%	2.94%
Reversion rate	BBR ¹ +4.00%		BBR ¹ +4.00%		BBR ¹ +4.00%	
ERC Year ² 1/2/3/4/5/6/7	5%/5%/4%/4%/3%/2%/0%		5%/5%/4%/4%/3%/2%/0%		5%/5%/4%/4%/3%/2%/0%	
Maximum loan amount	£1,000,000		£1,000,000		£1,000,000	

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10 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	S11065174	S11065177	S11070175	S11070178	S11075176	S11075179
Initial rate	3.19%	3.09%	3.24%	3.14%	3.29%	3.19%
Product fee	2.00%	1.00%	2.00%	1.00%	2.00%	1.00%
ICR rate	3.19%	3.09%	3.24%	3.14%	3.29%	3.19%
Reversion rate	BBR ¹ +4.00%		BBR ¹ +4.00%		BBR ¹ +4.00%	
ERC Year ² 1/2/3/4/5/6/7/8/9/10	5%/5%/5%/4%/4%/3%/2%/2%/0%/0%		5%/5%/5%/4%/4%/3%/2%/2%/0%/0%		5%/5%/5%/4%/4%/3%/2%/2%/0%/0%	
Maximum loan amount	£1,000,000		£1,000,000		£1,000,000	

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Standard properties

TIER 2

2 years fixed

LTV	65% S2265122	70% S2270123	75% S2275124
Initial rate	3.59%	3.69%	3.89%
Product fee	2.00%	2.00%	2.00%
ICR rate	5.00%	5.00%	5.00%
Reversion rate	BBR ¹ +4.59%	BBR ¹ +4.59%	BBR ¹ +4.59%
ERC Year ² 1/2	2%/2%	2%/2%	2%/2%
Maximum loan amount	£750,000	£750,000	£750,000

5 years fixed

LTV	65% S2565125	70% S2570126	75% S2575127
Initial rate	3.59%	3.69%	3.99%
Product fee	2.00%	2.00%	2.00%
ICR rate	5.00%	5.00%	5.00%
Reversion rate	BBR ¹ +4.59%	BBR ¹ +4.59%	BBR ¹ +4.59%
ERC Year ² 1/2/3/4/5	4%/4%/3%/3%/2%	4%/4%/3%/3%/2%	4%/4%/3%/3%/2%
Maximum loan amount	£750,000	£750,000	£750,000

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Small HMO (up to 6 rooms)

Key features

MAX LOAN SIZE	£1,000,000
MIN LOAN SIZE	£50,000 (up to 75%LTV) £150,000 (80%LTV)
MAX LTV	80%
TERMS LENGTH	7-30 years
REGIONS	England, Wales and Scotland

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	130%
LIMITED COMPANY OR LLP	130%
HIGHER RATE TAXPAYER (40%)	145%
ADDITIONAL RATE TAXPAYER (45%)	145%

i A standard Buy-to-Let property is eligible for our EPiC rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

2 years fixed

LTV	65%		70%		75%		80%
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC	Standard
Product code	SH1265133	SH1265141	SH1270134	SH1270142	SH1275135	SH1275143	SH1280136
Initial rate	3.11%	3.01%	3.16%	3.06%	3.29%	3.19%	4.39%
Product fee	1.75%	1.50%	1.75%	1.50%	2.00%	1.75%	2.00%
ICR rate	5.00%		5.00%		5.00%		5.00%
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%
ERC Year ² 1/2	2%/2%	3%/3%	2%/2%	3%/3%	2%/2%	3%/3%	2%/2%
Maximum loan amount	£1,000,000		£1,000,000		£1,000,000		£1,000,000

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A standard Buy-to-Let property is eligible for our EPiC rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

5 years fixed

LTV	65%		70%		75%		80%
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC	Standard
Product code	SH1565137	SH1565144	SH1570138	SH1570145	SH1575139	SH1575146	SH1580140
Initial rate	3.31%	3.21%	3.36%	3.26%	3.44%	3.34%	4.49%
Product fee	1.75%	1.50%	1.75%	1.50%	2.00%	1.75%	2.00%
ICR rate	5.00%		5.00%		5.00%		5.00%
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%
ERC Year ² 1/2/3/4/5	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%
Maximum loan amount	£1,000,000		£1,000,000		£1,000,000		£1,000,000

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Large HMO (7 to 15 rooms)

Key features

MAX LOAN SIZE	£1,500,000
MAX LTV	75%
TERMS LENGTH	7-30 years
REGIONS	England and Wales

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	130%
LIMITED COMPANY OR LLP	130%
HIGHER RATE TAXPAYER (40%)	145%
ADDITIONAL RATE TAXPAYER (45%)	145%



A standard Buy-to-Let property is eligible for our EPiC rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

2 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	LH1265137	LH1265143	LH1270138	LH1270144	LH1275139	LH1275145
Initial rate	3.69%	3.59%	3.75%	3.65%	3.79%	3.69%
Product fee	2.00%	1.75%	2.00%	1.75%	2.00%	1.75%
ICR rate	5.00%		5.00%		5.00%	
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%	
ERC Year ² 1/2	2%/2%	3%/3%	2%/2%	3%/3%	2%/2%	3%/3%
Maximum loan amount	£1,500,000	£1,000,000	£1,500,000	£1,000,000	£1,000,000	

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A standard Buy-to-Let property is eligible for our EPiC rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

5 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	LH1565140	LH1565146	LH1570141	LH1570147	LH1575142	LH1575148
Initial rate	3.79%	3.69%	3.89%	3.79%	3.95%	3.85%
Product fee	2.00%	1.75%	2.00%	1.75%	2.00%	1.75%
ICR rate	5.00%		5.00%		5.00%	
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%	
ERC Year ² 1/2/3/4/5	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%
Maximum loan amount	£1,500,000	£1,000,000	£1,500,000	£1,000,000	£1,000,000	

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MUFB (up to 10 units)

Key features

MAX LOAN SIZE	£3,000,000
MAX LTV	75%
TERMS LENGTH	7-30 years
REGIONS	England and Wales

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	130%
LIMITED COMPANY OR LLP	130%
HIGHER RATE TAXPAYER (40%)	145%
ADDITIONAL RATE TAXPAYER (45%)	145%

i A standard Buy-to-Let property is eligible for our **EPiC** rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

2 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	M1265143	M1265149	M1270144	M1270150	M1275145	M1275151
Initial rate	3.69%	3.59%	3.75%	3.65%	3.79%	3.69%
Product fee	2.00%	1.75%	2.00%	1.75%	2.00%	1.75%
ICR rate	5.00%		5.00%		5.00%	
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%	
ERC Year ² 1/2	2%/2%	3%/3%	2%/2%	3%/3%	2%/2%	3%/3%
Maximum loan amount	£3,000,000	£1,000,000	£2,000,000	£1,000,000	£1,500,000	£1,000,000

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A standard Buy-to-Let property is eligible for our EPiC rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

5 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	M1565146	M1565152	M1570147	M1570153	M1575148	M1575154
Initial rate	3.79%	3.69%	3.89%	3.79%	3.95%	3.85%
Product fee	2.00%	1.75%	2.00%	1.75%	2.00%	1.75%
ICR rate	5.00%		5.00%		5.00%	
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%	
ERC Year ² 1/2/3/4/5	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%
Maximum loan amount	£3,00,000	£1,000,000	£2,000,000	£1,000,000	£1,500,000	£1,000,000

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² You can repay up to 10% of the outstanding loan balance in any 12-month period (calculated by taking the balance at completion and each anniversary thereafter) without incurring an early repayment charge.



Holiday Lets

Key features

MAX LOAN SIZE	£750,000
MAX LTV	75%
TERMS LENGTH	7-30 years
REGIONS	England and Wales

Interest coverage ratios and assessment rates

BASIC RATE TAXPAYER (20%)	125%
LIMITED COMPANY OR LLP	125%
HIGHER RATE TAXPAYER (40%)	140%
ADDITIONAL RATE TAXPAYER (45%)	140%

i A standard Buy-to-Let property is eligible for our EPiC rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

2 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	HL1265019	HL1265025	HL1270020	HL1270026	HL1275021	HL1275027
Initial rate	3.69%	3.59%	3.75%	3.65%	3.79%	3.69%
Product fee	2.00%		2.00%		2.00%	
ICR rate	5.00%		5.00%		5.00%	
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%	
ERC Year ² 1/2	2%/2%	3%/3%	2%/2%	3%/3%	2%/2%	3%/3%
Maximum loan amount	£750,000		£750,000		£750,000	

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A standard Buy-to-Let property is eligible for our EPiC rates if it has an Energy Performance Certificate (EER or EIR rating) of A-C.

5 years fixed

LTV	65%		70%		75%	
Product type	Standard	EPiC	Standard	EPiC	Standard	EPiC
Product code	HL1565022	HL1565028	HL1570023	HL1570029	HL1575024	HL1575030
Initial rate	3.79%	3.69%	3.89%	3.79%	3.95%	3.85%
Product fee	2.00%		2.00%		2.00%	
ICR rate	5.00%		5.00%		5.00%	
Reversion rate	BBR ¹ +4.59%		BBR ¹ +4.59%		BBR ¹ +4.59%	
ERC Year ² 1/2/3/4/5	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%	4%/4%/3% /3%/2%	5%/5%/4% /4%/3%
Maximum loan amount	£750,000		£750,000		£750,000	

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Buy-to-Let fees

PRODUCT FEES

Product fees can be added to the loan and are included in our affordability calculations.

LEGAL FEES

In all cases the borrower will be liable to pay all legal costs in respect of the completion of the mortgage. On instruction, our solicitors will request that payment is made by the borrower in advance and held on account.

DUAL LEGAL REPRESENTATION

Evidence demonstrates that dual representation reduces the time to completion by an average of 15 days when compared with separate representation.

Our solicitor may be selected to act for both the borrower and us in most situations.

Dual representation is not available where applications have been made that include:

- Cases where security titles are being split or a change in the security title is required
- Incorporation cases involving a transfer by the borrower from individual to corporate ownership.

Dual representation is not available for properties located in Scotland.

SEPARATE LEGAL REPRESENTATION

If the borrower wishes to use their own solicitor they may do so provided that the firm of solicitors acting for them is:

- Registered with the Law Society and has a minimum of 3 Solicitors Regulation Authority (SRA) approved managers (none of whom must be struck off)
- A solicitor with 2 SRA approved managers accredited with the Law Society's Conveyancing Quality Scheme (CQS) is also acceptable.

We will select our own solicitor to act for us.

Buy-to-Let fees (cont.)

TITLE INSURANCE

We seek to apply title insurance, at no cost to the borrower, for standard property and HMO remortgage cases up to £750k, excluding:

- MUFBs
- Transfer of equity
- Where security titles are being split or a change in the security title is required
- Properties with more than one kitchen
- Cases where at the underwriter discretion title insurance cannot be applied.

EXPIRED OFFER FEE

Expired offer fee of £250 may be payable when we are required to extend a Mortgage Offer.

LIBOR REPLACEMENT

As of 8 March 2021, we have replaced LIBOR as the reference rate for the reversion interest rate for our active Buy-to-Let products. To learn more about this decision and its replacement - the Bank of England Base Rate (BBR), please visit the FAQs page on our website.

Legal fee scales

Our standard legal fee scales are provided for guidance only. They exclude VAT and disbursements. Additional legal fees may be chargeable and will be advised by our solicitors upon instruction.

NON -TITLE INSURANCE CASES

Purchases and remortgages

Net loan size	Separate legal representation fee	Dual legal representation fee
Up to £250,000	£550	£700
£250,001 to £500,000	£700	£850
£500,001 to £750,000	£850	£1,000
£750,001 to £1,000,000	£1,000	£1,250
£1,000,001+	Please request quotation	Please request quotation

Please note: above fees exclude VAT and disbursements.

Legal fee scales

TITLE INSURANCE CASES

Remortgages only

Net loan size	Separate legal representation fee	Dual legal representation fee
Up to £250,000	£450	£600
£250,001 to £500,000	£600	£750
£500,001 to £750,000	£700	£800

Please note: above fees exclude VAT and disbursements.

Valuation fees - Standard residential / Small HMO (6 bedrooms or less)

The valuation fee will be requested on submission of the signed application of which £150 is a non-refundable initial assessment fee. Once the initial assessment is successfully undertaken we will instruct a valuer.

Valuation (up to)	Residential valuation	Small HMO Scale (6 bedrooms or fewer)
£100,000	£150	£450
£150,000	£150	£450
£200,000	£150	£465
£250,000	£150	£535
£300,000	£150	£535
£350,000	£150	£595
£400,000	£150	£595
£450,000	£150	£655
£500,000	£150	£655
£600,000	£150	£720
£700,000	£150	£780
£800,000	£150	£890
£900,000	£150	£965
£1,000,000	£150	£1,035
£1,200,000	£910	£1,195
£1,250,000	£910	£1,355
£1,500,000	£1,020	£1,515
£1,750,000	£1,135	£1,675
£2,000,000	£1,360	£1,835

Valuation fees - Large HMO (7 bedrooms or more) / MUFB

Valuation (up to)	Large HMO (7 bedrooms or more) / MUFB
£300,000	£1,044
£400,000	£1,164
£500,000	£1,284
£600,000	£1,404
£700,000	£1,524
£800,000	£1,644
£900,000	£1,764
£1,000,000	£1,884
£1,000,001+	Fee Quotes

[†]There may be occasions where valuers are unable to meet this fee scale due to capacity. In these instances will obtain quotes and confirm these with you.



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