

# Buy to Let Guide

Last updated: August 2022



This product guide is for intermediaries only.

“We are specialists in Buy to Let and Holiday Lets, and can help your client build their property investment portfolio.”

Anna Lewis, Director of Proposition & Strategy



# TermTen - Buy to Let

Our ten year term product is available for HMO's, standard BTLs, Portfolios & MUFBs and is ideal for clients looking for a longer term option.

## Highlights

- Aggregated value on blocks of flats up to 20 units
- 10 year term
- Fixed rate for 5 years
- Minimum loan £200,000
- Maximum loan £15m
- Maximum LTV 75%
- Interest only payments
- Product fees can be added to the loan

## We'll consider applications from:



- Portfolio landlords
- Buy to let investors
- First-time buyers/landlords
- Complex structures
- Ltd company & individuals
- Ex-pats
- Foreign nationals (loans over £500k with a mortgage track record)

| Product | Maximum LTV | Rates applicable for loans up to | Booking Fee** | Product Fee       | ERC                |
|---------|-------------|----------------------------------|---------------|-------------------|--------------------|
| TermTen | 75%         | £2m*                             | 0.07%         | 2%                | 5% in fixed period |
|         | LTV         |                                  |               | 5 Year Fixed Rate |                    |
|         | 50%         |                                  |               | 5.46%             |                    |
|         | 60%         |                                  |               | 5.46%             |                    |
|         | 65%         |                                  |               | 5.46%             |                    |
|         | 70%         |                                  |               | 5.46%             |                    |
|         | 75%         |                                  |               | 5.46%             |                    |

\* For loans over £2m, please contact your BDM for a bespoke quote.

\*\* Booking fee payable when a credit-backed DIP has been agreed. Rate secure for 120 after terms have been issued. Booking fee is non-refundable and will be deducted from the arrangement fee at completion.

# TermTen - Holiday Lets

We assess affordability based on holiday let income, not AST income. We do this by looking at the confirmed number of weeks the property is used as a holiday let and take an average of high, medium and low rental income.

## Highlights

- Affordability based on holiday let income, not AST
- Interest only payments
- 10 year term
- Minimum loan £200,000
- Maximum loan £15m
- Fixed rate for 5 years
- Product fees can be added to the loan
- Maximum LTV 75%

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