

Intermediaries only.
Correct as of: 20 June 2024



PRODUCT GUIDE.

Buy to let

PRECISE.

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SINGLE DWELLING PROPERTIES.

TIER 1 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
70%	2 year fixed	4.49%	5.00%	4%, 3%	BBR + 3.25%	6.04%	UZL97	UZK05
	5 year fixed	4.69%	7.00%	5%, 5%, 4%, 4%, 3%		4.69%	UZL98	UZK06
75%	2 year fixed	5.49%	3.00%	4%, 3%	BBR + 3.25%	7.04%	UZL99	UZK07
		5.99%	2.00%			7.54%	UZK01	UZK08
	5 year fixed	5.09%	5.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.09%	UZK02	UZK09
		5.49%	3.00%			5.49%	UZK03	UZK10
		5.69%	2.00%			5.69%	UZK04	UZK11
	80%	2 year fixed	5.99%	3.00%	4%, 3%	BBR + 3.25%	7.54%	UZK20
6.49%			2.00%	8.04%			UZK21	UZK25
5 year fixed		5.99%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.99%	UZK22	UZK26
		6.19%	2.00%			6.19%	UZK23	UZK27

HMO AND MULTI-UNIT PROPERTIES.

TIER 1 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2 year fixed	5.59%	3.00%	4%, 3%	BBR + 3.25%	7.14%	UZK12	UZK16
		6.09%	2.00%			7.64%	UZK13	UZK17
	5 year fixed	5.59%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.59%	UZK14	UZK18
		5.79%	2.00%			5.79%	UZK15	UZK19

TIER 1 PRODUCTS. HMO ONLY.

80%	2 year fixed	6.09%	3.00%	4%, 3%	BBR + 3.25%	7.64%	UZK28	UZK32
		6.59%	2.00%			8.14%	UZK29	UZK33
	5 year fixed	6.09%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.09%	UZK30	UZK34
		6.29%	2.00%			6.29%	UZK31	UZK35

SINGLE DWELLING PROPERTIES.

TIER 2 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2 year fixed	5.49%	3.50%	4%, 3%	BBR + 3.25%	7.04%	UZK36	UZK40
		5.99%	2.50%			7.54%	UZK37	UZK41
	5 year fixed	5.49%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.49%	UZK38	UZK42
		5.69%	2.50%			5.69%	UZK39	UZK43
80%	2 year fixed	5.99%	3.50%	4%, 3%	BBR + 3.25%	7.54%	UZK52	UZK56
		6.49%	2.50%			8.04%	UZK53	UZK57
	5 year fixed	5.99%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.99%	UZK54	UZK58
		6.19%	2.50%			6.19%	UZK55	UZK59

HMO PROPERTIES.

TIER 2 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2 year fixed	5.59%	3.50%	4%, 3%	BBR + 3.25%	7.14%	UZK44	UZK48
		6.09%	2.50%			7.64%	UZK45	UZK49
	5 year fixed	5.59%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.59%	UZK46	UZK50
		5.79%	2.50%			5.79%	UZK47	UZK51
80%	2 year fixed	6.09%	3.50%	4%, 3%	BBR + 3.25%	7.64%	UZK60	UZK64
		6.59%	2.50%			8.14%	UZK61	UZK65
	5 year fixed	6.09%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.09%	UZK62	UZK66
		6.29%	2.50%			6.29%	UZK63	UZK67

SINGLE DWELLING PROPERTIES.

TIER 3 PRODUCTS.

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate	Product code	
							Personal ownership	Limited company
75%	2 year fixed	5.79%	3.50%	4%, 3%	BBR + 3.25%	7.34%	UZK68	UZK72
		6.29%	2.50%			7.84%	UZK69	UZK73
	5 year fixed	5.79%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.79%	UZK70	UZK74
		5.99%	2.50%			5.99%	UZK71	UZK75
80%	2 year fixed	6.29%	3.50%	4%, 3%	BBR + 3.25%	7.84%	UZK76	UZK80
		6.79%	2.50%			8.34%	UZK77	UZK81
	5 year fixed	6.29%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	6.29%	UZK78	UZK82
		6.49%	2.50%			6.49%	UZK79	UZK83

KEY CRITERIA.

ACCEPTABLE ADVERSE.

Tier 1 products

Defaults: 0 in 72 months

CCJ: 0 in 72 months

Mortgage and secured loan arrears: 0 in 36 months

Unsecured arrears: 1 in 12 months, 2 in 36 months (worst status)

All qualifying directors/shareholders must guarantee the loan and their credit history will be taken into account.

Tier 2 products

Defaults: 0 in 24 months

CCJ: 0 in 24 months

Mortgage and secured loan arrears: 0 in 36 months

Unsecured arrears: 1 in 12 months, 2 in 36 months

Tier 3 products

Defaults: 0 in 12 months, 2 in 24 months

CCJ: 0 in 12 months, 1 in 24 months (max £2,500)

Mortgage and secured loan arrears: 0 in 12 months, 1 in 36 months

Unsecured arrears: Not counted

LOAN AMOUNTS AND LTV LIMITS.

Min loan size: £40,000

Max loan sizes:

£3,000,000 up to **60%** (Single dwelling properties)

£1,000,000 up to **60%** (HMO and multi-unit properties and Tier 2 and Tier 3 products)

£1,000,000 up to **70%**

£750,000 up to **75%**

£500,000 up to **80%**

AFFORDABILITY.

Short-term fixed rates assessed at pay rate plus 1.55%. Minimum 5.50%

5-year fixed rates assessed at pay rate.

Personal ownership ICRs

Basic rate taxpayers 125%

Higher rate taxpayers 140%

Additional rate taxpayers 140%

Limited company ICR

Limited company applications 125%

Top slicing

Not available to first-time buyers and remortgage applications.

APPLICANT.

Min age: 21 years

Max age: 80 years at application (max term of 35 years)

Personal ownership applications

Max number of applicants: 2

Limited company applications

Max number of guarantors: 4

Experience: HMO and multi-unit applicants must have held a current buy to let for at least 12 months prior to application.

BANK OF ENGLAND BASE RATE (BBR) REVERSION RATE.

BBR reversion rates are variable rates linked to the Bank of England base rate.

BBR reversion rates have a floor. This means that if BBR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above BBR. This means that the rate payable will never go below 0.00% plus the additional percentage rate.

INCOME.

No minimum income requirements on loans up to and including £1,000,000. For loans over £1,000,000 a minimum income of £100,000 is required. The main applicant must be employed/self-employed.

TERM.

Min: 5 years

Max: 35 years

REPAYMENT METHODS.

Capital and interest and interest only.

PROPERTY RESTRICTIONS.

Multi-unit properties not accepted in Scotland.

FEES AND CHARGES.

Valuation fee scale

Property value	Standard valuation fee	Homebuyers report fee
£100,000	£370	£570
£150,000	£410	£600
£200,000	£445	£650
£250,000	£465	£705
£300,000	£485	£770
£350,000	£525	£815
£400,000	£560	£900
£450,000	£590	£955
£500,000	£630	£1,045
£600,000	£695	£1,105
£700,000	£750	£1,155
£800,000	£810	£1,205
£900,000	£920	£1,255
£1,000,000	£975	£1,405
£1,250,000	£1,090	£1,655
£1,500,000	£1,200	£1,955
£1,750,000	£1,315	£2,055
£2,000,000	£1,540	£2,205
£2,000,000+	Contact us for details.	

Valuation fees are payable on application and include an assessment fee of £180 which is non-refundable. Homebuyers reports are not available for HMO and multi-unit properties.

OTHER FEES.

Telegraphic transfer fee: £25

Post offer product switch fee: £70

Redemption administration fee: £40

All fees include VAT (where applicable).

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PRECISE.

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