


Intermediaries only.
Correct as of: 19 March 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	4.29%	5.00%	4%, 3%	BBR + 3.25%	5.84%	UZN83	UZN94
	5-year fixed	4.39%	7.00%	5%, 5%, 4%, 4%, 3%		4.39%	UZN84	UZN95
75%	2-year fixed	5.29%	3.00%	4%, 3%	BBR + 3.25%	6.84%	UZN85	UZN96
		5.79%	2.00%			7.34%	UZN86	UZN97
	5-year fixed	4.79%	5.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	4.79%	UZN87	UZN98
		5.19%	3.00%			5.19%	UZN88	UZN99
		5.39%	2.00%			5.39%	UZN89	UZM01
	80%	2-year fixed	5.79%	3.00%	4%, 3%	BBR + 3.25%	7.34%	UZM76
6.29%			2.00%	7.84%			UZM77	UZM81
5-year fixed		5.79%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.79%	UZM78	UZM82
		5.99%	2.00%			5.99%	UZM79	UZM83

PRECISE.

HMO AND MULTI-UNIT PROPERTIES.

TIER 1 PRODUCTS.

HMO and multi-unit

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%	UZM06	UZM17
	5-year fixed	4.59%	7.00%	5%, 5%, 4%, 4%, 3%		4.59%	UZM07	UZM18

75%	2-year fixed	5.49%	3.00%	4%, 3%	BBR + 3.25%	7.04%	UZM08	UZM19
		5.99%	2.00%			7.54%	UZM09	UZM20
	5-year fixed	4.99%	5.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	4.99%	UZM10	UZM21
		5.39%	3.00%			5.39%	UZM11	UZM22
		5.59%	2.00%			5.59%	UZM12	UZM23

HMO only

80%	2-year fixed	5.99%	3.00%	4%, 3%	BBR + 3.25%	7.54%	UZM84	UZM88
		6.49%	2.00%			8.04%	UZM85	UZM89
	5-year fixed	5.99%	3.00%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.99%	UZM86	UZM90
		6.19%	2.00%			6.19%	UZM87	UZM91

PRECISE.

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	5.29%	3.50%	4%, 3%	BBR + 3.25%	6.84%	UZM92	UZM96
		5.79%	2.50%			7.34%	UZM93	UZM97
	5-year fixed	5.19%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.19%	UZM94	UZM98
		5.39%	2.50%			5.39%	UZM95	UZM99

HMO PROPERTIES.

TIER 2 PRODUCTS.

75%	2-year fixed	5.49%	3.50%	4%, 3%	BBR + 3.25%	7.04%	UZL01	UZL05
		5.99%	2.50%			7.54%	UZL02	UZL06
	5-year fixed	5.39%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.39%	UZL03	UZL07
		5.59%	2.50%			5.59%	UZL04	UZL08

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	5.59%	3.50%	4%, 3%	BBR + 3.25%	7.14%	UZL09	UZL13
		6.09%	2.50%			7.64%	UZL10	UZL14
	5-year fixed	5.49%	3.50%	5%, 5%, 4%, 4%, 3%	BBR + 3.25%	5.49%	UZL11	UZL15
		5.69%	2.50%			5.69%	UZL12	UZL16

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.

PRECISE.

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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