

Specialist BTL & HMO – rates from 3.84%

	Loan size	65% LTV	70% LTV	75% LTV
2 year fixed	£100k - £200k	4.34%	4.49%	4.59%
	£200k - £5m	3.84%	3.99%	4.09%
	£5m - £15m	Priced on application		
5 year fixed	£100k - £200k	4.49%	4.64%	4.69%
	£200k - £5m	3.99%	4.14%	4.19%
	£5m - £15m	Priced on application		
5:2 (5 year fixed, 2 year ERC)	£100k - £200k	5.44%	5.60%	5.64%
	£200k - £5m	4.74%	4.90%	4.94%
	£5m - £15m	Priced on application		

Arrangement fee: 2% which can be added to the loan

Semi-commercial – rates from 4.80%

The value of the residential element needs to be greater than 60% of the total valuation and have its own separate access

	Loan size	65% LTV	70% LTV	75% LTV
2 year fixed	£100k - £200k	5.20%	5.35%	5.50%
	£200k - £5m	4.80%	4.95%	5.10%
	£5m - £15m	Priced on application		
5 year fixed	£100k - £200k	5.30%	5.45%	5.60%
	£200k - £5m	4.90%	5.05%	5.20%
	£5m - £15m	Priced on application		
5:2 (5 year fixed, 2 year ERC)	£100k - £200k	5.70%	5.85%	6.00%
	£200k - £5m	5.30%	5.45%	5.60%
	£5m - £15m	Priced on application		

Arrangement fee: 2% which can be added to the loan

Early repayment charges

2 year fixed	5 year fixed	5:2
3% year 1 and 2% year 2	4% in years 1 and 2, 3% in years 3 to 5 and 1% for the life of the loan	4% in years 1 and 2
Up to 10% of the loan balance may be repaid in any 12 month period without notice and without incurring any early repayment charge		

Interest coverage ratio thresholds

	BTL & HMO up to 6 beds	HMO over 6 beds	Semi-commercial
Personal	140%	155%	125%
Company	125%	140%	125%

Interest coverage stress rates

2 year fixed	5 year fixed	5:2
Pay rate + 2%	Pay rate	Pay rate

Term

Minimum term	Maximum term	Interest only
Length of the fixed period	30 years	Up to 30 years

Reversion rates

Specialist BTL	Semi-commercial
5.00% + Bank of England Base Rate	5.65% + Bank of England Base Rate