

BUY-TO-LET PRODUCT GUIDE PURCHASE AND REMORTGAGE



For intermediary use only

TYPE	LTV	STANDARD (INDIVIDUAL)	LIMITED COMPANIES/LLP	HMO & MULTI- UNIT BLOCKS
Completion Fee	All	1.5%	1.5%	2%
5 Year Fixed	70%	3.55%	3.59%	3.65%
5 Year Fixed	75%	3.65%	3.65%	3.75%
5 Year Fixed	80%	4.25%	4.38%	4.55%
2 Year Fixed	70%	3.09%	3.25%	3.49%
2 Year Fixed	75%	3.25%	3.39%	3.59%
2 Year Fixed	80%	3.95%	3.99%	4.05%
2 Year Tracker	70%	3.60%	3.46%	3.66%
2 Year Tracker	75%	3.86%	3.76%	3.76%
2 Year Tracker	80%	4.06%	4.36%	4.16%
Revert rate	All	LIBOR +4.75%	LIBOR +5.00%	LIBOR +5.25%

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LIBOR

LIBOR is 0.81%, effective from 12th September 2018. Rates are based off 3-month LIBOR, rounded up to 2 decimal places.

FEES	Purchase and Remortgage
Completion Fee	1.5%-2% of the loan
Application Fee	£150
Standard Legal Fees	Variable
Telegraphic Transfer Fee	£30
Valuation Fee	Variable

Other fees may apply. Please refer to the Tariff of Charges for more information.

ERCs	Year				
	1	2	3	4	5
2 Year Products	3%	2%	-	-	-
5 Year Products	5%	5%	4%	4%	3%

INTEREST COVERAGE RATIO	Standard Individual	Limited Companies/LLP	Hmo & Multi-Unit Blocks	New Build & Flats Above Commercial
Basic Rate Tax Payer	125%	125%	140%	125%
Higher Rate Tax Payer	140%	125%	140%	140%

Interest coverage rate (ICR) test will apply on all cases on an interest only basis.
The interest rate used to calculate the ICR test will be:

5 or more years fixed rate products: the initial rate.

All other products: A nominal rate (currently 5.5%) or the initial rate + 2%, whichever is higher.

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CRITERIA SUMMARY

Please refer to our Criteria Guide for Buy to Let for full criteria information.

CREDIT STATUS

All credit profiles are assessed at an individual applicant level.

- CCJs – maximum 1 (max £250) in 36 months, 0 in 12 months. Must be satisfied at time of application.
- Secured arrears – 0 in 12 months, 1 in 24 months
- Unsecured arrears – 0 in 6 months, 1 in 24 months
- Defaults – 0 in 24 months
- Pay day loans – 0 in 6 years
- Bankruptcy/IVA – must be discharged or satisfied for a minimum of 6 years.

LOAN

Minimum Loan	£25,001
Minimum Term	5 Years
Maximum Term	35 Years
Repayment Types	Capital and Interest. Interest only. Part & Part

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MAXIMUM LOANS AND LTV LIMITS	STANDARD		SPECIALIST	
	Standard (Individual)	Limited Companies /LLP	HMO & Multi- Unit Blocks	New Build & Flats above Commercial
Maximum Loan Size	Maximum LTV			
£600,000	80%	80%	80%	75%
£1,000,000	80%	80%	75%	70%
£1,500,000	75%	75%	60%	70%
£2,000,000	70%	70%	N/A	N/A

OTHER

Ex Local Authority properties are subject to a maximum 75% LTV.
All LTV limits are exclusive of any TML fees that can be added to the loan.
The LTV calculation will be based upon the purchase price or the valuation amount, whichever is lower.
Loans above the maximum loan size may be considered by TML on a case by case basis.

APPLICANTS

Maximum number of applicants: four. In the event that the application is from a Limited Company, details of up to four directors or shareholders as applicants will be required. The applicants must cover a minimum of 75% of total shareholding.

Minimum age: 21 years at application.

Maximum age: 80 years at application, 95 years at end of term.

PROPERTY

Minimum valuation: £50,000, except for converted properties, HMO or and in London and South East where the minimum is £120,000.

Minimum valuation for properties adjacent to commercial: £150,000.

No maximum valuation.

Sep18/1.0

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