

19 August 2020

BUY TO LET PRODUCT GUIDE



HIGHLIGHTS

- ✓ 2 year rates from 3.09%
- ✓ 5 year rates from 3.34%
- ✓ 85% LTV available, including HMOs & MUBs
- ✓ Expat range up to 75% LTV

As the impact of COVID-19 continues across the UK, we understand the uncertainty it causes for many people. Please read our COVID-19 Lending Guide for some additional information we may require in the current circumstances.



3	BTL TIERS	
4	VIDA 1	Our lowest rates for customers who fall outside the criteria of mainstream lenders and who have a minor unsecured missed payment of £50 or less in the last 6 months
5	VIDA 2	For customers who fall outside the criteria of mainstream lenders and who have a minor unsecured missed payment of between £51 and £100 in the last 6 months
6	VIDA 3	To help customers with a complex credit profile who have 1 CCJ or default above £250 at least 18 months ago and unsatisfied CCJs of no more than £2,500
7	VIDA 4	For customers with a complex credit profile with up to 2 CCJs or defaults in the last 24 months and unsatisfied CCJs of no more than £5,000
8	EXPAT	Our flexible Expat range is designed to help UK nationals living and working abroad

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Credit Status		Vida 1	Vida 2	Vida 3	Vida 4
Combined CCJs and Defaults	Number in last 24 Months	0	0	1 above £250	2 above £250
	Registered	0 in last 48 months	0 in last 36 months	0 above £250 in last 18 months	0 above £250 in last 6 months
Max Value of Unsatisfied CCJs		0		£2,500	£5,000
Missed Mortgage/Secured Payments		0 in last 36 months	0 in the last 12 months		0 in the last 6 months
Unsecured Missed Payments Last 6 Months	Number	1		2	3
	Combined Value	£50	£100	£150	£250

- Debt Management Plans considered providing conducted satisfactorily
- Bankruptcy/IVA/DRO/Trust Deed discharged over 6 years
- Previous Repossession in last 10 years not acceptable
- Adverse criteria assessed on combined adverse from all applicants

STANDARD		2 YEAR FIXED	5 YEAR FIXED
Max LTV	Initial Rate	Initial Rate	
70%	3.09%	3.34%	
75%	3.24%	3.54%	
80%	3.99%	4.19%	
85%*	4.79%	4.99%	

Product Fee 1.5% (min £795)

FEE SAVER		2 YEAR FIXED	5 YEAR FIXED
Max LTV	Initial Rate	Initial Rate	
70%	3.24%	3.44%	
75%	3.39%	3.64%	
80%	4.14%	4.29%	
85%*	4.94%	5.09%	

Product Fee 1.5% (min £795)

Standard
£180 assessment fee payable on all applications

Fee Saver
For properties valued up to £500K, one free standard valuation and a refund of the reduced £49 assessment fee within 30 days of completion
For properties valued over £500K, refund of valuation fee and £180 assessment fee within 30 days of completion (max £650)
£200 contribution towards legal fees paid within 30 days of completion

VVR: 2.15% set on 14.08.20
Revert Rate: 5.19% (VVR + 3.04%)

HMOs/MUBs

STANDARD		2 YEAR FIXED	5 YEAR FIXED
Max LTV	Initial Rate	Initial Rate	
70%	3.29%	3.54%	
75%	3.44%	3.74%	
80%	4.19%	4.39%	
85%*	4.99%	5.19%	

Product Fee 1.5% (min £795)

FEE SAVER		2 YEAR FIXED	5 YEAR FIXED
Max LTV	Initial Rate	Initial Rate	
70%	3.44%	3.64%	
75%	3.59%	3.84%	
80%	4.34%	4.49%	
85%*	5.14%	5.29%	

Product Fee 1.5% (min £795)

Key Criteria
0 registered CCJs or defaults in last 48 months
No unsatisfied CCJs
0 missed mortgage/secured payments in 36 months
1 unsecured missed payment of up to £50 in last 6 months

Min Loan
£25,000
Max Loan (including fees)
Up to 85% LTV: £250,000
Up to 80% LTV: £750,000
Up to 75% LTV: £1m
Up to 65% LTV: £1.5m

ERCs
2 Year: 4%, 3%
5 Year: 5%, 4%, 3%, 3%, 3%

- * Excludes FTB/FTL's and properties inside the M25
- * Fees cannot be added above max LTV
- * No top slicing

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan

DIP possible in under 10 minutes at www.vidahomeloans.co.uk

STANDARD 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	3.49%	3.79%
75%	3.69%	3.89%
80%*	4.39%	4.59%

Product Fee 1.5% (min £795)

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	3.64%	3.89%
75%	3.84%	3.99%
80%*	4.54%	4.69%

Product Fee 1.5% (min £795)

Standard

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Revert Rate: 5.19% (VVR + 3.04%)

Key Criteria

0 registered CCJs or defaults in last 36 months

No unsatisfied CCJs

0 missed mortgage/secured payments in the last 12 months

1 unsecured missed payment of up to £100 in last 6 months

Min Loan

£25,000

Max Loan (including fees)

Up to 80% LTV: £250,000

Up to 75% LTV: £1m

Up to 65% LTV: £1.5m

ERCs

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

HMOs / MUBs

STANDARD 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	3.69%	3.99%
75%	3.89%	4.09%
80%*	4.59%	4.79%

Product Fee 1.5% (min £795)

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	3.84%	4.09%
75%	4.04%	4.19%
80%*	4.74%	4.89%

Product Fee 1.5% (min £795)

* Excludes FTB/FTL's and properties inside the M25

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* No top slicing

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STANDARD 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	4.19%	4.94%
75%	4.29%	5.04%

Product Fee 1.5% (min £795)

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	4.34%	5.04%
75%	4.44%	5.14%

Product Fee 1.5% (min £795)

HMOs/MUBs

STANDARD 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	4.39%	5.14%
75%	4.49%	5.24%

Product Fee 1.5% (min £795)

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	4.54%	5.24%
75%	4.64%	5.34%

Product Fee 1.5% (min £795)

Standard

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VVR: 2.15% set on 14.08.20

Revert Rate: 5.19% (VVR + 3.04%)

Key Criteria

1 registered CCJ or default above £250 in last 24 months

0 CCJs or defaults above £250 in the last 18 months

No more than £2,500 unsatisfied CCJs

0 missed mortgage/secured payments in the last 12 months

2 unsecured missed payment in last 6 months

Maximum combined value of £150

Min Loan

£25,000

Max Loan (including fees)

£1m

ERCs

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan

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STANDARD 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	5.79%	5.89%

Product Fee 1.5% (min £795)

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	5.94%	5.99%

Product Fee 1.5% (min £795)

HMOs/MUBs

STANDARD 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	5.99%	6.09%

Product Fee 1.5% (min £795)

FEE SAVER 2 YEAR FIXED 5 YEAR FIXED

Max LTV	Initial Rate	Initial Rate
70%	6.14%	6.19%

Product Fee 1.5% (min £795)

Standard

£180 assessment fee payable on all applications

Fee Saver

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£200 contribution towards legal fees paid within 30 days of completion

VVR: 2.15% set on 14.08.20
Revert Rate: 5.19% (VVR + 3.04%)

Key Criteria

- 2 registered CCJs or defaults above £250 in last 24 months
- 0 CCJs or defaults above £250 in the last 6 months
- No more than £5,000 unsatisfied CCJs
- 0 missed mortgage/secured payments in the last 6 months
- 3 unsecured missed payment in last 6 months
- Maximum combined value of £250

Min Loan

£25,000

Max Loan (including fees)

£1m

ERCs

2 Year: 4%, 3%
 5 Year: 5%, 4%, 3%, 3%, 3%

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan

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Max LTV	Initial Rate	Initial Rate	
70%	3.64%	3.94%	
75%*	3.79%	4.09%	

Product Fee 1.75% (min £2,495)

FEE SAVER		2 YEAR FIXED	5 YEAR FIXED
Max LTV	Initial Rate	Initial Rate	
70%	3.79%	4.04%	
75%*	3.94%	4.19%	

Product Fee 1.75% (min £2,495)

*Australia max LTV 70%

Non EEA landlords require a minimum property value of £150,000, £70,000 in the EEA

Standard

£180 assessment fee payable on all applications

Fee Saver

For properties valued up to £500K, one free standard valuation and a refund of the reduced £49 assessment fee within 30 days of completion

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VVR: 2.15% set on 14.08.20

Revert Rate: 5.19% (VVR + 3.04%)

Key Criteria

0 registered CCJs or defaults in last 48 months

No unsatisfied CCJs

0 missed mortgage/secured payments in 36 months

1 unsecured missed payment of up to £50 in last 6 months

Min Loan

£25,000

Max Loan (including fees)

£1m

£500,000 for first time landlords

ERCs

2 Year: 4%, 3%

5 Year: 5%, 4%, 3%, 3%, 3%

Exclude fees when calculating maximum LTV, include fees when calculating maximum loan

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