

Specialist BTL & HMO – rates from 4.03%

	Loan size	65% LTV	70% LTV	75% LTV
2 year fixed	£100k - £500k	4.43%	4.60%	4.70%
	£500k - £5m	4.03%	4.20%	4.30%
	£5m - £15m	Priced on application		
5 year fixed	£100k - £500k	4.64%	4.80%	4.84%
	£500k - £5m	4.34%	4.50%	4.54%
	£5m - £15m	Priced on application		
5:2 (5 year fixed, 2 year ERC)	£100k - £500k	5.04%	5.20%	5.24%
	£500k - £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 - £5m	4.80%	4.95%	5.10%
	£5m - £15m	Priced on application		
5 year fixed	£100k - £5m	4.90%	5.05%	5.20%
	£5m - £15m	Priced on application		
5:2 (5 year fixed, 2 year ERC)	£100k - £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% + LIBOR	5.65% + LIBOR