

Buy to let mortgages guide

17 November 2020



Aldermore

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Buy to let mortgage guide

Who's this for?

All types of landlords from individuals with single or few residential properties to companies with multiple properties.

How much could your client borrow?

Use our affordability calculator

[Click here](#)



Lending criteria guide

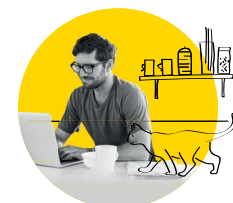
Read the full guide

[Click here](#)



Broker COVID-19 Q&A's

[Click here](#)



Contact us

We've set up some new email addresses as our telephone lines are exceptionally busy at the moment. We're also keeping our website updated with our current SLAs so you know how quickly we're dealing with your requests.

Existing business submitted through our residential portal

mortgage.newbusiness@aldermore.co.uk

Existing buy to let business submitted through our commercial portal

buytolet@aldermore.co.uk

New business enquiry

mortgage.sales@aldermore.co.uk

Product switch

product.switch@aldermore.co.uk



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Buy to let for individuals

Single residential investment properties

Purpose		Purchase and Remortgage				
Maximum portfolio size		Up to £5m		Affordability calculation rate		
Maximum loan size		£1m		70%	75%	
Maximum LTV		70%	75%	70%	75%	Pay or reversion rate Minimum interest cover ratio
5 year fixed	Initial rate	3.78%		3.78%		Higher of (i) pay rate or (ii) reversion rate plus 0.75%
	Product fee	1.50%				
	Reversion rate	2.83% (AMR -1.75%)				

Incentives	
Purchase products	None - Legal, valuation and funds transfer fees will apply
Remortgage products	Free legal fees, free valuation and no funds transfer fee

Aldermore Managed Rate (AMR)^	4.58%
Procuration fee	0.50%

^The AMR is a variable rate set by Aldermore

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Buy to let for companies

Single residential investment properties

Purpose		Purchase and Remortgage		
Maximum portfolio size		Up to £5m	Affordability calculation rate	
Maximum loan size		£1m		
Maximum LTV		75%	75%	Pay or reversion rate
5 year fixed	Initial rate	3.78%	3.78%	Higher of (i) pay rate or (ii) reversion rate plus 0.75%
	Product fee	1.50%		
	Reversion rate	2.73% (LIBOR + 2.68%)		
				Minimum interest cover ratio
				125% or 110% including use of surplus income

Incentives	
Purchase products	None - Legal, valuation and funds transfer fees will apply
Remortgage products	Assisted legal fees, free valuation and no funds transfer fee
Conveyancing	Please note for all applications via the commercial portal, Aldermore will instruct their own Conveyancer, please refer to the legal fee scale document

LIBOR [^]	0.05%
Procuration fee	0.50%

[^]LIBOR will be re-set on 15th February, May, August and November

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Buy to let multi property range

Submitting multi property buy to let portfolios on one application is ideal for landlords who want the convenience of managing their portfolio on one mortgage account:

- One application for up to 30 properties can be keyed online in the Commercial Portal*
- One review date on product rate maturity
- One affordability stress test across the portfolio
- One monthly payment and Direct Debit collection
- One account number and annual statement

*Please contact your relationship manager for guidance on how to submit additional applications for more than 16 properties

Things to consider

- All property completion dates need to be aligned for the same day
- Applications must be submitted via the Commercial portal, and the reversion rate will be linked to LIBOR
- Properties can be released from the portfolio subject to any applicable early repayment charges, although the portfolio will require re-weighting to ensure the original loan to value, interest cover ratio, and any loan covenants continue to be met (please note properties cannot be added or substituted following completion)
- Multi property applications must comprise of two or more properties of the same type

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Buy to let multi property

Individuals and companies with single residential investment properties

Available to new or existing customers submitting two or more properties at the same time on one application in the commercial portal

Purpose		Purchase and Remortgage			
Maximum portfolio size	Up to £5m	Affordability calculation rate			
Maximum LTV	75%	75%	Pay or reversion rate	Applicant type	Minimum interest cover ratio
5 year fixed	Initial rate	3.58%	Higher of (i) pay rate or (ii) reversion rate plus 0.75%	Companies or Individuals (basic rate tax payer)	125% or 110% including use of surplus income
	Product fee	1.50%		Individuals (higher or additional rate tax payer)	145% or 120% including use of surplus income
	Reversion rate	2.73% (LIBOR+ 2.68%)			

Incentives	
Purchase products	None – Legal, valuation and funds transfer fees will apply
Remortgage products	Assisted legal fees, free valuation and no funds transfer fee
Conveyancing	Please note for all applications via the commercial portal, Aldermore will instruct their own Conveyancer, please refer to the legal fee scale document

LIBOR [^]	0.05%
Procuration fee	0.50%

[^]LIBOR will be re-set on 15th February, May, August and November

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Key lending criteria

Submission route	Residential Portal	Commercial Portal
Applicant type	Up to 2 individuals	Up to 6 individuals Sole Traders and General Partnerships* Private Limited Company (LTD) and Limited Liability Partnerships (LLP)* <small>*Registered and/or based in the United Kingdom, the Isle of Man or the Channel Islands</small>
Property type	Single residential investment properties	Single residential investment properties
Reversion rate	AMR Linked	LIBOR linked
Minimum term		6 years
Maximum term		40 years
Minimum age		21 years (for existing landlords) and 25 years for first time landlords
Maximum age		85 years (at end of mortgage term) for individual landlords For Limited Companies, Limited Liability Partnerships and established professional partnerships at least one of the directors/partners must meet the minimum age requirements and there should be clear evidence of appropriate experience for the principal's capability of running the business as a going concern
Capital repayment and interest only		Available to product maximum LTV
Portfolio size (with Aldermore)		Portfolios with total borrowing up to £5m
Portfolio size (with other lenders)		No background portfolio limits
Property location		England (including the Isle of Wight), Wales (including Anglesey) and mainland Scotland
Adding fees		<ul style="list-style-type: none"> Product and funds transfer fees can be added to the loan Where fees are added they will be excluded from the LTV calculation but will be included in the affordability assessment Fees added to the loan will attract interest over the mortgage term
Conveyancing		<ul style="list-style-type: none"> A conveyancer will be required to complete the necessary legal work for both purchase and remortgage transactions Aldermore currently offers assisted legal fees on buy to let remortgages for single residential investment properties up to £2m Please refer to our Legal Fee Scale documents for full details of conveyancing options and fees prior to submitting an application

Read our full buy to let lending criteria [here](#)

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Valuation fees and early repayment charges

Valuation fee scale

Property value	Buy to let single residential investment properties
Up to £100,000	£370.00
£100,001 – £200,000	£415.00
£200,001– £300,000	£525.00
£300,001 – £400,000	£625.00
£400,001 – £500,000	£695.00
£500,001 – £600,000	£740.00
£600,001 – £700,000	£810.00
£700,001 – £800,000	£890.00
£800,001 – £900,000	£960.00
£900,001 – £1,000,000	£1,005.00
£1,000,001 – plus	Available on request

Additional fees

Re-inspection	£90.00
Single investment valuation	Where Aldermore will be lending to the applicant(s) on 6 flats in a block, 6 or more properties in a street or postcode (and the applicant(s) have over 40% exposure), it will be necessary to obtain a RICS Red Book Report which includes a single investment valuation. We will base our lending on the lower of the market valuation or the single investment valuation.

Valuation fees cover the cost of a standard mortgage valuation and include VAT. Where a more detailed report is required (such as a Homebuyers Report or structural survey), the valuer will collect the additional fee direct from the applicant. The valuation fee is not refundable once the valuation has been carried out. The valuation report will be for the benefit of Aldermore, although a copy will be provided with the mortgage offer. Aldermore will enter into commercial agreements for the provision of valuation reports, where the fee payable by Aldermore to the valuer will be lower than the applicant fee quoted above.

Early repayment charges

Product	Year 1	Year 2	Year 3	Year 4	Year 5
5 year fixed	4.50%	4.00%	3.50%	3.00%	2.50%

Overpayments of up to 10% of the outstanding mortgage balance can be made each year without incurring an early repayment charge.

Useful links

Broker Q&As

[Click here](#)



Our Latest updates

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Income declaration forms

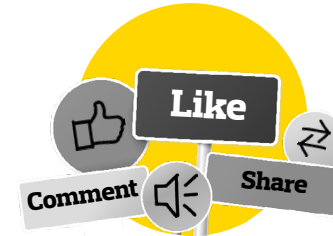
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