

### Update - November 2020

**Student lets:** We're pleased to announce that we are now accepting applications on buy-to-let properties that are or will be let to students.

**Valuations:** Our physical property inspections have now fully resumed. If a property is in an area under a localised lockdown, we will still aim to carry out a physical inspection. If this isn't possible immediately, we will hold the application until our surveyor can visit the property. If you are aware of any reason a physical inspection cannot be carried out, please provide us with this information when making the application.

# Buy-to-let mortgages



23 February 2021

## Portfolio product guide

### Perfect for:

- Landlords with four or more mortgaged buy-to-let properties
- Limited companies and limited liability partnerships
- Houses in multiple occupation and multi-unit blocks (excludes expats)
- Expatriates
- Properties in England, Wales and Scotland

 0345 849 4040

 [btlenquiries@paragonbank.co.uk](mailto:btlenquiries@paragonbank.co.uk)

 [www.paragonbank.co.uk](http://www.paragonbank.co.uk)

For intermediaries only



## Key criteria

- APRC calculated using an illustrative loan of £150,000
- A non-refundable application fee of £299 applies, unless otherwise stated
- All products are subject to availability of funds and withdrawal at any time
- Please refer to the Mortgage Conditions for full details
- After the fixed or discounted period, if the mortgage is interest only, it may be converted to capital and interest repayment, subject to 28 days' written notice
- All products are funded by Paragon Bank PLC
- Where available cashback amount will be released to the appointed solicitor at completion
- Applications for limited companies, limited liability partnerships, HMOs and multi-unit blocks must be submitted through the Paragon portfolio application process, even if the customer is classified as non-portfolio under PRA regulation

## Single self-contained units (SSC)

### Fixed rates from 2.95%

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	ICR rate	Product code
70%	2 year fixed	2.95%	1.00%	Free valuation	3% for 2 years	4.20% Paragon SVR less 0.75%	4.20%	5.50%	2BM158
	5 year fixed	3.34%	2.00%	Free valuation	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.20%	4.00%	2BM162
	5 year fixed	3.64%	NIL	Free valuation	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.10%	4.00%	2BM163
75%	2 year fixed	3.25%	1.00%	Free valuation	3% for 2 years	4.20% Paragon SVR less 0.75%	4.20%	5.50%	2BM159
	5 year fixed	3.50%	£3,500	Free valuation Minimum loan £350,000 Maximum loan £1,000,000*	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.20%	4.00%	2BM182
	5 year fixed	3.64%	2.00%	Free valuation £350 cashback	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.20%	4.00%	2BM164
	5 year fixed	4.10%	NIL	Free valuation £350 cashback	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.30%	4.10%	2BM165

\*Loans above £750,000 are restricted to 70% LTV





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## Single self-contained units (SSC)

### Discounted SVR rate

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	ICR rate	Product code
75%	12 month discount	3.95% Paragon SVR less 1.00%	NIL	Free valuation	1% for 12 months	4.95% Paragon SVR	5.00%	5.95%	2BM157

### Remortgage only

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	ICR rate	Product code
75%	5 year fixed	3.45%	1.50%	Free valuation £500 cashback	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.20%	4.00%	2BM192



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## HMOs / Multi-unit blocks (MUB)

### Fixed rates from 3.05%

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	ICR rate	Product code
70%	2 year fixed	3.05%	1.00%	Free valuation	3% for 2 years	4.20% Paragon SVR less 0.75%	4.20%	5.50%	2BM160
	5 year fixed	3.44%	2.00%	Free valuation	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.20%	4.00%	2BM166
	5 year fixed	3.74%	NIL	Free valuation	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.20%	4.00%	2BM167
75%	2 year fixed	3.35%	1.00%	Free valuation	3% for 2 years	4.20% Paragon SVR less 0.75%	4.30%	5.50%	2BM161
	5 year fixed	3.60%	£3,500	Free valuation Minimum loan £350,000 Maximum loan £1,000,000*	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.30%	4.00%	2BM184
	5 year fixed	3.74%	2.00%	Free valuation £350 cashback	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.30%	4.00%	2BM168
	5 year fixed	4.20%	NIL	Free valuation £350 cashback	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.30%	4.20%	2BM169

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## HMOs / Multi-unit blocks (MUB)

### Discounted SVR rate

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	ICR rate	Product code
75%	12 month discount	3.95% Paragon SVR less 1.00%	NIL	Free valuation	1% for 12 months	4.95% Paragon SVR	5.00%	5.95%	2BM157

### Remortgage only

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	ICR rate	Product code
75%	5 year fixed	3.65%	2.00%	Free valuation £500 cashback	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	4.20% Paragon SVR less 0.75%	4.30%	4.00%	2BM194



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## Expatriate products (SSC only)

### Fixed rates from 3.95%

LTV	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC)	Reversion rate	APRC	ICR rate	Product code
70%	2 year fixed	3.95%	2.00%	Free valuation	3% for 2 years	4.95% Paragon SVR	5.10%	5.95%	2BM072
	2 year fixed	4.95%	NIL	Free valuation	3% for 2 years	4.95% Paragon SVR	5.10%	6.95%	2BM073
	5 year fixed	4.25%	2.00%	Free valuation	5% for years 1 and 2 4% for years 3 and 4 3% for year 5	4.95% Paragon SVR	5.00%	6.25%	2BM074
	5 year fixed	4.99%	NIL	Free valuation	5% for years 1 and 2 4% for years 3 and 4 3% for year 5	4.95% Paragon SVR	5.10%	6.99%	2BM075

### Advance (for expatriates only)

Up to 70% LTV	Up to 65% LTV	Min loan	Max aggregate loan	Min income	Min age	Min term	Max term
£750,000	£1,000,000	£30,000	£5,000,000	N/A	21	5 years	25 years

### Applicants

- Applications will be considered from limited companies / limited liability partnerships (LLPs) registered and trading in England, Wales or Scotland, and whose directors /members are expatriates.
- All applicants must have a current UK passport and have held a UK bank account for a minimum of three years.
- We cannot accept applications that qualify as Consumer buy-to-let from expatriate applicants.

### Property

- The services of a managing agent must be engaged to oversee the property, and details of the agent must be provided prior to completion of the loan.
- For purchase applications, proof of the source of deposit will be required in all instances.

## Affordability assessment

### Standard SSC and HMO/MUB properties

The gross rental income from the property should equal or exceed the ICR as determined using a combination of the tax band applicable to an applicant's income and the property type. The tax band applicable to the applicant with the highest income will be used. This will be calculated using the amount requested, at either the product charging rate plus 2% or 5.5%, whichever is the greater. The exception to this rule will be 5 year fixed rate products, which will be calculated using the amount requested, at either the product charging rate or 4.00%, whichever is the greater. The applicable ICR rate will be shown against each product. For limited liability partnerships, the tax band appropriate to the applicant (member) with the highest income will be used.

### Expatriate applications

The gross rental income from the property should equal or exceed the ICR based on the ICR percentages below. The calculation will be based on the amount requested at either the current reference rate of 5.5%, or the product charging rate plus 2%, whichever is the greater.

Applicant type	Single self-contained properties	HMO's, multi-unit and all other property types
Basic rate tax payer (20%)	125%	130%
Limited company	125%	130%
Higher rate tax payer (40%)	140%	145%
Additional rate tax payer (45%)	140%	145%
Expatriates and LLPs with expatriate members	140%	N/A
Limited companies with expatriate directors	130%	N/A

### Future affordability

To cater for the PRA affordability regulation, we will require a fully completed property schedule on all applications before we can carry out our underwriting assessment. Depending on the profile of the case, we may also ask for a business plan and cash flow forecast (PDF versions of these documents can be found on our website). We will also need to ask for more information about your customer's income to enable us to apply the appropriate tax band and ICR to the affordability assessment. This product guide sets out how all future applications will be assessed, and at what rate and ICR.

## Advance

Up to 75% LTV	Up to 70% LTV	Up to 65% LTV	Min loan	Max aggregate loan	Min income	Min age	Min term	Max term
£750,000	£1,000,000	£2,000,000	£30,000	£5,000,000 may be advanced to an applicant on a property portfolio	£25,000	21	5 years	25 years

A maximum aggregate borrowing above £5,000,000 may be considered on a bespoke basis, subject to a maximum aggregate LTV of 70%.

## Consumer buy-to-let

We will not consider portfolio applications that qualify as consumer buy-to-let mortgage contracts.

## Paragon customer placement

Applications for limited companies, limited liability partnerships, HMOs and multi-unit blocks must be submitted through the Paragon portfolio application process, even if the customer is classified as non-portfolio under PRA regulation.

## £ Fees

Name of charge	What is this charge for?	How much is the charge?
Application fee	A non-refundable application fee on all submissions, unless otherwise stated.	£299
Re-inspection fee	If a re-inspection of the property becomes necessary at any time after the original valuation, a fee is charged and will be added to the loan unless it is paid in advance.	£100
Product fee	This fee can be added to the loan but is excluded from LTV calculation.	See individual product details
Funds transfer fee	Charges for the telegraphic transfer of funds to the solicitor will normally be added to the loan on completion of the mortgage.	£25
Property insurance contingency fee	Where building insurance is not arranged with Paragon a fee will be charged and is normally added to the loan on completion of the mortgage.	£25

### Valuation fee scales

Purchase price / remortgage estimated valuation	Valuation fee for single self-contained units (SSC)	Valuation fee for HMOs and multi-unit blocks
£75,000 to £100,000	£280	£500
£100,001 to £150,000	£300	£520
£150,001 to £200,000	£340	£560
£200,001 to £300,000	£395	£615
£300,001 to £400,000	£450	£670
£400,001 to £500,000	£490	£710
£500,001 to £600,000	£570	£790
£600,001 to £700,000	£650	£870
£700,001 to £800,000	£690	£910
£800,001 to £900,000	£750	£970
£900,001 to £1,000,000	£815	£1,035
£1,000,001 to £1,500,000	£1,000	£1,220
£1,500,001 to £2,000,000	£1,250	£1,470
£2,000,001 to £2,500,000	£1,500	£1,720
£2,500,001 plus	Refer to lender (RTL)	Refer to lender (RTL)

The mortgage valuation report is a Security Assessment carried out for the benefit of Paragon Banking Group to determine if a property provides acceptable security for mortgage purposes. A valuation fee may be charged at application stage, where applicable, in accordance with the fee scales shown above. Where an internal inspection has been carried out and the proposed security is subsequently declined, a valuation report will not be made available although a summary will be given advising why the property is deemed to be unsuitable. In these circumstances the valuation fee, if paid, is non-refundable.

**In conjunction with other criteria, we will assess the affordability of a mortgage based on the expected monthly income generated from letting the property to a tenant. The actual income generated may be different and can be influenced over time by changes within the rental market. The applicant(s) will remain responsible for meeting the costs of the mortgage and the additional costs associated with letting property for the duration of ownership. Please refer to Paragon's Portfolio lending guidelines and submission requirements for full criteria.**

**PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ**

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☎ 0345 849 4040

✉ [btlenquiries@paragonbank.co.uk](mailto:btlenquiries@paragonbank.co.uk)

🌐 [www.paragonbank.co.uk](http://www.paragonbank.co.uk)

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