

## Buy-to-let mortgage product guide

This product guide should be read alongside our lending criteria, which you can find on [molofinance.com](https://molofinance.com)

Our mortgages have limited availability and may be withdrawn at any time. After withdrawing a mortgage product, we won't be able to receive any applications for it.

**All Molo buy-to-let mortgages are interest-only**

### Property purchases and remortgages

Mortgages for individuals

Tenancy type	Maximum LTV	Product	Initial interest rate	Product fee	Follow-on rate	Overpayment allowance in each 12-month period
Standard	75%	2 year fixed	2.79%	1.0% or £1,750	4.41% (Libor + 4.31%)	10%
		5 year fixed				
	80%	2 year fixed	3.29%	1.5% or £1,750		
		5 year fixed				
HMO	65%	2 year fixed	3.05%	1.5% or £2,950		
		5 year fixed	3.44%			
	75%	2 year fixed	3.35%			
		5 year fixed	3.74%			

Mortgages for limited companies

Tenancy type	Maximum LTV	Product	Initial interest rate	Product fee	Follow-on rate	Overpayment allowance in each 12-month period
Standard	65%	2 year fixed	2.90%	1.0% or £1,950	4.41% (Libor + 4.31%)	10%
		5 year fixed	3.34%			
	75%	2 year fixed	2.95%			
		5 year fixed	3.50%			
	80%	2 year fixed	3.95%	1.5% or £1,950		
		5 year fixed	4.25%			
HMO	65%	2 year fixed	3.05%	1.5% or £2,950		
		5 year fixed	3.44%			
	75%	2 year fixed	3.35%			
		5 year fixed	3.74%			

## Early repayment charges (ERC)

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 year fixed	2%	1%			
5 year fixed	5%	4%	3%	2%	1%

## 3-month GBP LIBOR rate

Date last set	Interest rate
15 <sup>th</sup> March 2021	0.10%

The LIBOR rate we use is updated quarterly, starting from the 15<sup>th</sup> March of each calendar year. The lowest figure we will apply at any time is 0.10%.

## Interest coverage ratio (ICR)

	Basic rate tax payer	Higher rate tax payer	Additional rate tax payer
Individual	125%	150%	153%
Limited company	125%		
New build	150%		
HMO	160%		

## Stress rate

	For 2 year products	For 5 year products
Stress rate	Higher of: initial interest + 2% or follow-on rate (minim. of 5.5%)	The initial interest rate

The information above is correct at time of publishing. Molo reserves the right to change or withdraw any of the above products at any time.

IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A 'RECEIVER OF RENT' MAY BE APPOINTED AND / OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.