

Specialist BTL & HMO – rates from 3.78%

	Loan Size	65% LTV	70% LTV	75% LTV
2 year fixed	£100k - £500k	4.18%	4.35%	4.45%
	£500k - £5m	3.78%	3.95%	4.05%
	£5m - £15m	Priced on application		
5 year fixed	£100k - £500k	4.39%	4.55%	4.59%
	£500k - £5m	4.09%	4.25%	4.29%
	£5m - £15m	Priced on application		

Arrangement fee: 2% which can be added to the loan

Semi-commercial – rates from 4.55%

The value of the residential element needs to be greater than 50% of the total valuation and have its own separate access

	Loan Size	65% LTV	70% LTV	75% LTV
2 year fixed	£100k - £5m	4.55%	4.70%	4.85%
	£5m - £15m	Priced on application		
5 year fixed	£100k - £5m	4.65%	4.80%	4.95%
	£5m - £15m	Priced on application		

Arrangement fee: 2% which can be added to the loan

Early repayment charges

2 year fixed	5 year fixed
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
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
Pay rate + 2%	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 (minimum LIBOR 0.80%)	5.65% + LIBOR (minimum LIBOR 0.80%)