



Product Guide Buy-to-Let Mortgages

A new range of buy-to-let products available to individual, portfolio, limited company SPV and first time landlords.

We aim to help with specialist buy-to-let requirements such as unusual property types including flats that are high rise and over commercial premises, HMOs, multi unit freehold properties and holiday lets.

Using our fully on line broker portal and client app, we can provide quick decisions and underwriter flexibility.

We are always happy to discuss cases that do not 'fit the box'.

Enquiries: 020 7031 1551 or email: mortgage.enquiries@utbank.co.uk | utbank.co.uk | [utb_mortgages](https://twitter.com/utb_mortgages)



ERCs	
2 YEAR FIXED Years 1-2	2/1%
5 YEAR FIXED Years 1-5	5/4/3/2/1%

RENT COVER RATIOS			
Basic Rate	125%	High Rate	140%
Combined	130%	Ltd SPV	125%

RENT COVER RATES	
2 YEAR FIXED – Higher of:	
• Initial pay rate + 2% or 5.50%	
5 YEAR FIXED – Initial pay rate %	

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%

	STANDARD RANGE		SPECIALIST RANGE		NON-STANDARD RANGE		
MAX LTV	2 YEAR	5 YEAR	2 YEAR	5 YEAR	2 YEAR	5 YEAR	Loan size
65%	5.89%	6.19%	6.09%	6.59%	7.50%	7.69%	£50k – £1.5m
70%	5.99%	6.29%	6.19%	6.69%	7.60%	7.79%	£50k – £1.0m
75%	–	–	–	–	–	–	£50k – £1.0m
80%	–	–	–	–	–	–	£50k – £500k
REVERSIONARY RATES	BBR +4.50%*		BBR +5.00%*		BBR +5.25%*		
PRODUCT FEE	6.00%		6.00%		6.00%		
PROPERTY TYPES							
Single dwelling	Private & ex LA standard construction, not near commercial		Holiday lets of standard construction**		Non standard construction (contact for details)		
HMOs	N/A		Up to six lettable rooms		Up to ten lettable rooms		
MUBs	N/A		Up to six units		Up to ten units		
Flats	See following page						

HIGHLIGHTS



ONLINE DIP & APPLICATION



NO LIMIT ON PROPERTY PORTFOLIO



NO MINIMUM INCOME



OVER OR UNDER COMMERCIAL



HMOs, MUBs & HOLIDAY LETS



NON STANDARD CONSTRUCTION

*Follow the BoE rate at the stated margin, down to a minimum of 0.5%. ** Holiday Lets limited to 75% LTV.



Buy-to-Let



ERCs			
2 YEAR FIXED Years 1-2 2/1%			
5 YEAR FIXED Years 1-5 5/4/3/2/1%			

RENT COVER RATIOS			
Basic Rate	125%	High Rate	140%
Combined	130%	Ltd SPV	125%

RENT COVER RATES			
2 YEAR FIXED – Higher of:			
• Initial pay rate + 2% or 5.50%			
5 YEAR FIXED – Initial pay rate %			

		STANDARD RANGE		SPECIALIST RANGE		NON-STANDARD RANGE		
MAX LTV		2 YEAR	5 YEAR	2 YEAR	5 YEAR	2 YEAR	5 YEAR	Loan size
65%		6.39%	6.69%	6.39%	6.99%	7.64%	7.94%	£50k – £1.5m
70%		6.39%	6.69%	6.49%	7.09%	7.74%	8.04%	£50k – £1.0m
75%		6.39%	6.69%	6.69%	7.19%	8.04%	8.14%	£50k – £1.0m
80%		–	–	–	–	–	–	£50k – £500k
REVERSIONARY RATES		BBR +4.50%*		BBR +5.00%*		BBR +5.25%*		
PRODUCT FEE		4.00%		4.00%		4.00%		
PROPERTY TYPES								
Single dwelling		Private & ex LA standard construction, not near commercial		Holiday lets of standard construction **		Non standard construction (contact for details)		
HMOs		N/A		Up to six lettable rooms		Up to ten lettable rooms		
MUBs		N/A		Up to six units		Up to ten units		
Flats		See following page						

Product fee can be added to the loan but can not be added to the initial payment. The 2% and 5.50% are based on the initial pay rate.

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%

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				STANDARD RANGE		SPECIALIST RANGE		NON-STANDARD RANGE			
ERCs				MAX LTV	2 YEAR	5 YEAR	2 YEAR	5 YEAR	Loan size		
2 YEAR FIXED Years 1-2 2/1%				65%	6.99%	7.05%	6.99%	7.35%	7.69%	8.70%	£50k - £1.5m
5 YEAR FIXED Years 1-5 5/4/3/2/1%				70%	6.99%	7.05%	7.09%	7.45%	7.79%	8.80%	£50k - £1.0m
				75%	6.99%	7.05%	7.29%	7.65%	8.09%	9.10%	£50k - £1.0m
				80%	7.29%	7.45%	7.49%	8.05%	8.29%	9.50%	£50k - £500k
RENT COVER RATIOS				REVERSIONARY RATES		PRODUCT FEE					
Basic Rate	125%	High Rate	140%	BBR +4.50%*		BBR +5.00%*		BBR +5.25%*			
Combined	130%	Ltd SPV	125%	2.00%		2.00%		2.00%			
RENT COVER RATES				PROPERTY TYPES							
2 YEAR FIXED - Higher of:				Single dwelling		Private & ex LA standard construction, not near commercial		Holiday lets of standard construction **		Non standard construction (contact for details)	
• Initial pay rate + 2% or 5.50%				HMOs		N/A		Up to six lettable rooms		Up to ten lettable rooms	
5 YEAR FIXED - Initial pay rate %				MUBs		N/A		Up to six units		Up to ten units	
				Flats		See following page					

Product fee can be added to the loan but can not be used to increase the LTV

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%

HIGHLIGHTS


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Buy-to-Let



Property – Flats

	STANDARD RANGE	SPECIALIST RANGE	NON-STANDARD RANGE
Flats Over Commercial	<p>All flats must be of standard construction</p> <p>Any flat that is valued at or over £500,000</p> <p>Any flat over quality commercial property</p> <p>Nearby commercial premises must not significantly impact demand or saleability</p>	<p>Flats immediately above restaurants and cafes not open past 6pm</p> <p>Flats that have at least 3 floors between the property and any commercial premises</p> <p>Basement flats with commercial above (and above criteria)</p>	<p>Non-Standard construction over any commercial property.</p> <p>Flats immediately over any commercial property will be considered</p>
High Rise Flats NOT Ex Local Authority	<p>Standard Construction no deck access upto & including 12 storeys</p>	<p>Standard Construction no deck access 13-30 storeys</p> <p>Standard Construction with deck access upto & including 6 storeys</p>	<p>Non-Standard construction upto and including 20 storeys</p> <p>Standard Construction with deck access 7-12 storeys</p>
High Rise Flats Ex Local Authority	<p>Standard Construction no deck access upto & including 6 storeys</p>	<p>Standard Construction no deck access 7-20 storeys</p> <p>Standard Construction with deck access upto & including 6 storeys</p>	<p>Non-Standard construction upto and including 20 storeys</p> <p>Standard Construction with deck access 7-12 storeys</p>

