



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 INTEREST COVER RATIOS		
Tax Rate	70% LTV and under	Over 70% LTV
Basic Rate	125%	135%
Combined	130%	135%
High Rate	140%	140%
Ltd SPV	125%	135%

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%	6.34%	6.64%	6.74%	7.29%	8.07%	8.30%	£50k – £1.5m
70%	6.34%	6.64%	6.84%	7.39%	8.13%	8.40%	£50k – £1.0m
75%	–	–	–	–	–	–	£50k – £1.0m
80%	–	–	–	–	–	–	£50k – £500k
REVERSIONARY RATES	BBR +4.50%*		BBR +5.00%*		BBR +5.25%*		
PRODUCT FEE	5.00%		5.00%		5.00%		
PROPERTY TYPES							
Single dwelling	Private & ex LA Houses & Flats		N/A		N/A		
HMOs & MUBs	N/A		Upto 10 lettable rooms or 10 units		N/A		
Holiday Lets	N/A		N/A		Upto 6 bedrooms single lettings		

Product fee can be added to the loan but can not exceed max loan size by more than 20% or an LTV of 82%

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



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%.



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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%	6.59%	6.89%	6.89%	7.49%	8.14%	8.44%	£50k – £1.5m
70%	6.59%	6.89%	6.99%	7.59%	8.24%	8.54%	£50k – £1.0m
75%	6.59%	6.89%	7.19%	7.69%	8.54%	8.64%	£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 Houses & Flats		N/A		N/A		
HMOs & MUBs	N/A		Upto 10 lettable rooms or 10 units		N/A		
Holiday Lets	N/A		N/A		Upto 6 bedrooms single lettings		

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Basic Rate	125%	135%
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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%	6.89%	7.07%	7.19%	7.67%	8.17%	8.82%	£50k – £1.5m
70%	6.89%	7.07%	7.29%	7.77%	8.27%	8.92%	£50k – £1.0m
75%	6.89%	7.07%	7.49%	7.92%	8.57%	9.12%	£50k – £1.0m
80%	–	–	–	–	–	–	£50k – £500k
REVERSIONARY RATES	BBR +4.50%*		BBR +5.00%*		BBR +5.25%*		
PRODUCT FEE	3.00%		3.00%		3.00%		
PROPERTY TYPES							
Single dwelling	Private & ex LA Houses & Flats		N/A		N/A		
HMOs & MUBs	N/A		Upto 10 lettable rooms or 10 units		N/A		
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5 YEAR FIXED Years 1-5 5/4/3/2/1%			65%	7.19%	7.25%	7.49%	7.85%	£50k – £1.5m
			70%	7.19%	7.25%	7.59%	7.95%	£50k – £1.0m
			75%	7.19%	7.25%	7.79%	8.15%	£50k – £1.0m
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RENT INTEREST COVER RATIOS			REVERSIONARY RATES		PRODUCT FEE			
Tax Rate	70% LTV and under	Over 70% LTV	BBR +4.50%*		BBR +5.00%*		BBR +5.25%*	
Basic Rate	125%	135%	PROPERTY TYPES		2.00%		2.00%	
Combined	130%	135%						
High Rate	140%	140%						
Ltd SPV	125%	135%						
RENT COVER RATES			Single dwelling	Private & ex LA Houses & Flats		N/A		N/A
2 YEAR FIXED – Higher of Initial pay rate + 2% or 5.50%			HMOs & MUBs	N/A		Upto 10 lettable rooms or 10 units		N/A
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