



Buy-to-Let Product Guide

19th March 2025

BBR is currently 4.5%

A photograph of a three-story pink building with white window frames and a black iron fence in front. The building is on a street corner. A diagonal pink line separates the dark blue background of the text from the photograph of the building.

For Intermediaries Only

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Affordability

| | 2 Year Fixed | 5 Year Fixed |
|-----------------------|--------------|--------------|
| Basic Rate | 125% | 125% |
| Higher Rate | 140% | 125% |
| Additional Rate | 140% | 125% |
| Limited Company / LLP | 125% | 125% |

*Affordability for Semi-commercial security will only include rents from the residential elements.

Interest Calculation Rate

2 year fixed rate - Affordability calculated on the greater of payrate plus 2% or 100% at BOE plus 5%

5 year fixed rate - Affordability calculated on payrate

Standard Buy-to-Let

Key Features

- Available for both Individual and Corporate borrowers
- For lending against houses, leasehold flats, maisonettes and new build properties
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated
- Purchase and Remortgage applications
- Maximum Loan: £3,000,000 subject to loan to value limits (restricted to £2,000,000 for Tier 2 products)
- Holiday Let not available for Tier 2 borrowers

| 2 Year Fixed – Tier 1 | |
|-----------------------|------------------------------|
| Max LTV | 75% |
| Initial Rate | 3.19% |
| Fee | 7% |
| ICR | 125% / 140% |
| ERC | 2% in year 1 2% in year 2 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD-2757-008 |

| 2 Year Fixed – Tier 2 | |
|-----------------------|------------------------------|
| Max LTV | 75% |
| Initial Rate | 3.89% |
| Fee | 7% |
| ICR | 125% / 140% |
| ERC | 2% in year 1 2% in year 2 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD2-2757-002 |

Standard Buy-to-Let

Key Features

- Available for both Individual and Corporate borrowers
- For lending against houses, leasehold flats, maisonettes and new build properties
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated
- Purchase and Remortgage applications
- Maximum Loan: £3,000,000 subject to loan to value limits (restricted to £2,000,000 for Tier 2 products)
- Holiday Let not available for Tier 2 borrowers

| 5 Year Fixed – <i>Tier 1</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 4.60% |
| Fee | 7% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD-5757-012 |

| 5 Year Fixed – <i>Tier 2</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 5.29% |
| Fee | 7% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD2-5757-002 |

| 2 Year Fixed – <i>Tier 1</i> | |
|------------------------------|------------------------------|
| Max LTV | 75% |
| Initial Rate | 4.09% |
| Fee | 5% |
| ICR | 125% / 140% |
| ERC | 2% in year 1 2% in year 2 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD-2755-020 |

| 2 Year Fixed – <i>Tier 2</i> | |
|------------------------------|------------------------------|
| Max LTV | 75% |
| Initial Rate | 4.89% |
| Fee | 5% |
| ICR | 125% / 140% |
| ERC | 2% in year 1 2% in year 2 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD2-2755-002 |

Standard Buy-to-Let

Key Features

- Available for both Individual and Corporate borrowers
- For lending against houses, leasehold flats, maisonettes and new build properties
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated
- Purchase and Remortgage applications
- Maximum Loan: £3,000,000 subject to loan to value limits (restricted to £2,000,000 for Tier 2 products)
- Holiday Let not available for Tier 2 borrowers

| 5 Year Fixed – <i>Tier 1</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 4.99% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD-5755-036 |

| 5 Year Fixed – <i>Tier 2</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 5.59% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD2-5755-002 |

| 2 Year Fixed – <i>Tier 1</i> | |
|------------------------------|------------------------------|
| Max LTV | 75% |
| Initial Rate | 5.49% |
| Fee | 2% |
| ICR | 125% / 140% |
| ERC | 2% in year 1 2% in year 2 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD-275-020 |

| 2 Year Fixed – <i>Tier 2</i> | |
|------------------------------|------------------------------|
| Max LTV | 75% |
| Initial Rate | 6.29% |
| Fee | 2% |
| ICR | 125% / 140% |
| ERC | 2% in year 1 2% in year 2 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD2-275-002 |

Standard Buy-to-Let

Key Features

- Available for both Individual and Corporate borrowers
- For lending against houses, leasehold flats, maisonettes and new build properties
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated
- Purchase and Remortgage applications
- Maximum Loan: £3,000,000 subject to loan to value limits (restricted to £2,000,000 for Tier 2 products)
- Holiday Let not available for Tier 2 borrowers

| 5 Year Fixed – <i>Tier 1</i> | | |
|------------------------------|--|--|
| Max LTV | 75% | 80% |
| Initial Rate | 5.55% | 5.70% |
| Fee | 2% | 2% |
| ICR | 125% | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) | 9.5% (BBR + 5%) |
| Product Code | STD-575-043 | STD-580-048 |

| 5 Year Fixed – <i>Tier 2</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 6.29% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | STD2-575-002 |

Small HMO – Up to 6 bedrooms

Key Features

Up to six rooms with no complex structure (easily converted back to residential status) and/or let to no more than five unrelated individuals. If room sizes allow for more than one individual per room under government guidelines, the share must be a related individual.

- Maximum Loan: £2,000,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

| 5 Year Fixed – Tier 1 | | |
|-----------------------|--|--|
| Max LTV | 75% | 80% |
| Initial Rate | 5.45% | 5.65% |
| Fee | 5% | 5% |
| ICR | 125% | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) | 9.5% (BBR + 5%) |
| Product Code | SHMO-5755-031 | SHMO-5805-001 |

| 5 Year Fixed – Tier 2 | |
|-----------------------|--|
| Max LTV | 75% |
| Initial Rate | 6.25% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SHMO2-5755-003 |

| 5 Year Fixed – Tier 1 | | |
|-----------------------|--|--|
| Max LTV | 75% | 80% |
| Initial Rate | 5.75% | 5.95% |
| Fee | 2% | 2% |
| ICR | 125% | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) | 9.5% (BBR + 5%) |
| Product Code | SHMO-575-037 | SHMO-580-028 |

| 5 Year Fixed – Tier 2 | |
|-----------------------|--|
| Max LTV | 75% |
| Initial Rate | 6.55% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SHMO2-575-003 |

House of Multiple Occupancy (HMO)

Key Features

Up to six rooms with no complex structure (easily converted back to residential status) and/or let to no more than five unrelated individuals. If room sizes allow for more than one individual per room under government guidelines, the share must be a related individual.

- Maximum Loan: £2,000,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

| 2 Year Fixed | |
|--------------|------------------------------|
| Max LTV | 75% |
| Initial Rate | 4.35% |
| Fee | 5% |
| ICR | 125% |
| ERC | 2% in year 1 2% in year 2 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SHMO-2755-010 |

| 2 Year Fixed | |
|--------------|------------------------------|
| Max LTV | 75% |
| Initial Rate | 5.59% |
| Fee | 2% |
| ICR | 125% |
| ERC | 2% in year 1 2% in year 2 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SHMO-275-010 |



Large HMO – Between 6 & 10 Bedrooms

Key Features

Six rooms or more, complex structures (not easily converted back to a residential status), Suis Generis planning and/or smaller size HMOs where planning allows the rooms to be a shared let to unrelated individuals and therefore unrelated individuals exceed room total.

- Maximum Loan: £2,000,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

| 5 Year Fixed – <i>Tier 1</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 5.99% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | LHMO-5755-031 |

| 5 Year Fixed – <i>Tier 2</i> | |
|------------------------------|--|
| Max LTV | 70% |
| Initial Rate | 6.55% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | LHMO2-5705-003 |

| 5 Year Fixed – <i>Tier 1</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 6.25% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | LHMO-575-044 |

| 5 Year Fixed – <i>Tier 2</i> | |
|------------------------------|--|
| Max LTV | 70% |
| Initial Rate | 6.75% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | LHMO2-570-003 |

Multi-Unit Freehold Blocks (MUFB)

Small MUFB - Up to 4 units

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties of up to 4 units
- Maximum Loan: £3,000,000 subject to loan to value limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated

| 5 Year Fixed – <i>Tier 1</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 5.90% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SMUB-5755-030 |

| 5 Year Fixed – <i>Tier 2</i> | |
|------------------------------|--|
| Max LTV | 70% |
| Initial Rate | 6.55% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SMUB2-5705-002 |

| 5 Year Fixed – <i>Tier 1</i> | |
|------------------------------|--|
| Max LTV | 75% |
| Initial Rate | 6.30% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SMUB-575-043 |

| 5 Year Fixed – <i>Tier 2</i> | |
|------------------------------|--|
| Max LTV | 70% |
| Initial Rate | 6.95% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SMUB2-570-002 |

Multi-Unit Freehold Blocks (MUFB)

Large MUFB - Between 5-10 units

Key Features

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties between 5 & 10 units
- Maximum Loan: £700,000
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated
- **Not available for Tier 2 borrowers**

| 5 Year Fixed | |
|--------------|--|
| Max LTV | 75% |
| Initial Rate | 6.20% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | LMUB-5755-030 |

| 5 Year Fixed | |
|--------------|--|
| Max LTV | 75% |
| Initial Rate | 6.49% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | LMUB-575-043 |



Expats Borrowers

Key Features

- Available for Individual and Corporate borrowers
- UK citizens with an active UK credit footprint only
- Purchase and Remortgage applications
- Lending against houses, leasehold flats, new build properties, maisonettes, HMOs and MUFBs
- Maximum Loan: £3,000,000 subject to loan to value and property limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated
- **Not available for Tier 2 borrowers**

| 5 Year Fixed | |
|--------------|--|
| Max LTV | 70% |
| Initial Rate | 5.15% |
| Fee | 5% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | EXP-5705-001 |

| 5 Year Fixed | |
|--------------|--|
| Max LTV | 70% |
| Initial Rate | 5.75% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | EXP-570-001 |

Semi-commercial

Key Features

- Available for Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against semi-commercial properties where the commercial element does not exceed 40% of the total property
- Maximum Loan: £1,500,000 subject to loan to value and property limits
- Product fees can be added to the loan over and above the maximum loan limits
- A non-refundable application fee of £185 applies, unless otherwise stated
- **Not available for Tier 2 borrowers**

| 5 Year Fixed | |
|--------------|--|
| Max LTV | 75% |
| Initial Rate | 6.35% |
| Fee | 2% |
| ICR | 125% |
| ERC | 5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5 |
| Revert Rate | 9.5% (BBR + 5%) |
| Product Code | SMC-575-043 |




Meet your BDM




Megan Betts

BDM for Buy-to-Let

Megan joined MT Finance after over a decade of working broker-side. She now uses the knowledge and expertise she has accrued to support our buy-to-let intermediary partners and their clients.

 07507 717182


 meganb@mt-finance.com



David Kingham

BDM for London & South East

David started as an NBE in 2019 and progressing to senior underwriter for regulated bridging, his expertise allowed him to smoothly transition into business development, where he excels in navigating complex markets and providing innovative solutions.

 07460 753466


 david@mt-finance.com




Joe Grace

Senior BDM for London & South East

Joe originally joined us in 2019 as a New Business Executive, meaning he has an in-depth knowledge of our operations and process. His ability to forge strong relationships make him a natural BDM for our brokers in London.

 07309 718034

 joe@mt-finance.com




Richard Sherman

Senior BDM for South West & South Wales

Richard joined us in 2018 and has over 10 years' experience in the industry. Having joined from a mortgage broker, he's uniquely placed to understand how our brokers in South West England and South Wales truly operate and how best to support them.

 07366 144697


 richard@mt-finance.com



Chris Parr

Senior BDM for Midlands & North

Chris Parr has over 17 years experience in the industry. Since joining the team in 2020, he has used his vast knowledge to support our introducing brokers in the Midlands, Northern England and North Wales.

 07367 358020

 chris@mt-finance.com

Submit Business



Submit Business

Easily submit a new case and manage your existing ones, all via our intermediary portal. Or if you'd rather discuss your case prior to submission, call our expert BTL team - they're friendly and happy to help.

[More info >](#)



BTL Criteria Guide

If you're looking for an effortless and hands-on approach to your cases - you've found it! Take a look at the latest rates and key criteria for our buy-to-let mortgage products.

[More info >](#)



BTL Submission Guide

This handy guide will ensure you provide us with all the correct documentation and necessary requirements, so your client's buy-to-let mortgage application runs super smoothly.

[More info >](#)