



Product Guide

Buy-to-Let Mortgages

A 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



STANDARD RANGE				
2 YEAR FIXED				
PRODUCT FEE	2%	3%	4%	5%
MAX LTV 65%	6.29%	6.24%	5.94%	5.69%
MAX LTV 70%	6.39%	6.24%	5.94%	5.69%
MAX LTV 75%	6.59%	6.34%	6.04%	5.79%
MAX LTV 80%	7.04%	6.84%	6.54%	
REVERSIONARY RATES	BBR + 4.50%*			

STANDARD RANGE				
5 YEAR FIXED				
2%	3%	4%	5%	Loan size
5.90%	5.72%	5.54%	5.29%	£50k – £1.5m
5.90%	5.72%	5.54%	5.29%	£50k – £1.0m
6.00%	5.82%	5.64%	5.39%	£50k – £1.0m
6.70%	6.54%	6.04%		£50k – £500k
BBR + 4.50%*				

PROPERTY TYPES	
Single Dwelling	Private & Ex-Local Authority, Houses and Flats
HMOs	N/A
MUBs	N/A
Holiday Lets	N/A

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

RENT INTEREST 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%

*Follow the BoE rate at the stated margin, down to a minimum of 0.5%.



SPECIALIST RANGE				
2 YEAR FIXED				
PRODUCT FEE	2%	3%	4%	5%
MAX LTV 65%	6.44%	6.14%	5.84%	5.69%
MAX LTV 70%	6.54%	6.24%	5.94%	5.79%
MAX LTV 75%	6.64%	6.34%	6.04%	5.89%
MAX LTV 80%	7.09%	6.89%	6.59%	
REVERSIONARY RATES	BBR +5.00%*			

SPECIALIST RANGE				
5 YEAR FIXED				
2%	3%	4%	5%	Loan size
6.00%	5.82%	5.64%	5.44%	£50k – £1.5m
6.10%	5.92%	5.74%	5.54%	£50k – £1.0m
6.30%	6.07%	5.84%	5.59%	£50k – £1.0m
6.70%	6.44%	6.24%		£50k – £500k
BBR + 5.00%*				

PROPERTY TYPES	
Single Dwelling	N/A
HMOs	Up to 10 Lettable Rooms
MUBs	Up to 10 units
Holiday Lets	N/A

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

RENT INTEREST 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%

*Follow the BoE rate at the stated margin, down to a minimum of 0.5%.



NON-STANDARD RANGE				
2 YEAR FIXED				
PRODUCT FEE	2%	3%	4%	5%
MAX LTV 65%	8.05%	7.77%	7.39%	7.25%
MAX LTV 70%	8.15%	7.87%	7.49%	7.35%
MAX LTV 75%	8.80%	8.42%	7.79%	7.80%
MAX LTV 80%				
REVERSIONARY RATES	BBR +5.25%*			

NON-STANDARD RANGE				
5 YEAR FIXED				
2%	3%	4%	5%	Loan size
7.95%	7.57%	7.19%	7.05%	£50k – £1.5m
8.05%	7.67%	7.29%	7.15%	£50k – £1.0m
8.70%	8.22%	7.74%	7.60%	£50k – £1.0m
				£50k – £500k
BBR + 5.25%*				

PROPERTY TYPES	
Single Dwelling	N/A
HMOs	N/A
MUBs	N/A
Holiday Lets	Up to 6 bedrooms, single lettings only

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

RENT INTEREST 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%

*Follow the BoE rate at the stated margin, down to a minimum of 0.5%.



Our Team always on hand to help Residential, buy to let or second charge

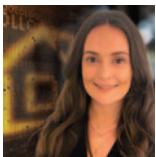


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Jodie Roy-Specialist Distribution



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Other useful contact points

Division	Number	Email
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Residential Underwriting (Post submission)	0207 031 1552	Dedicated email address provided on submission
BTL Underwriting (Post submission)	0203 862 1298	btlmortgages@utbank.co.uk

For Registration, procuration fee and sourcing queries please contact
Intermediary Support - on 0207 031 1551 Email: mortgage.enquiries@utbank.co.uk

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