

# Residential products

Valid from 19th June 2024

Please note that [Foreign National](#) & [Returning Expat](#) products are shown separately.



Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees *	Cashback	Reverts to	Benefits
<b>2 year fixed - Available for purchases and remortgages</b>						7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation.</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MF113X	60%	5.25%	Fixed until 31/08/2026	£1,999	£300		
MF113Y	60%	5.40%	Fixed until 31/08/2026	£999	£300		
MF113Z	75%	5.35%	Fixed until 31/08/2026	£1,999	£300		
MF1141	75%	5.50%	Fixed until 31/08/2026	£999	£300		
MF1142	80%	5.55%	Fixed until 31/08/2026	£1,499	£300		
MF1143	85%	5.69%	Fixed until 31/08/2026	£999	£0		
MF114J	90%	5.94%	Fixed until 31/08/2026	£499	£0		
MF112V	95%	6.20%	Fixed until 31/08/2026	£499	£0		
<b>3 year fixed - Available for purchases and remortgages</b>							
MF1145	60%	5.25%	Fixed until 31/08/2027	£999	£300		
MF1146	75%	5.35%	Fixed until 31/08/2027	£999	£300		
MF1147	80%	5.49%	Fixed until 31/08/2027	£999	£300		
MF1148	90%	5.75%	Fixed until 31/08/2027	£499	£0		
MF1149	95%	6.09%	Fixed until 31/08/2027	£0	£0		
<b>5 year fixed - Available for purchases and remortgages</b>							
MF114A	60%	4.95%	Fixed until 31/08/2029	£1,999	£300		
MF114B	60%	5.00%	Fixed until 31/08/2029	£999	£300		
MF114C	75%	5.00%	Fixed until 31/08/2029	£1,999	£300		
MF114D	75%	5.06%	Fixed until 31/08/2029	£999	£300		
MF114E	80%	5.14%	Fixed until 31/08/2029	£1,499	£300		
MF114F	85%	5.25%	Fixed until 31/08/2029	£999	£0		
MF114G	90%	5.45%	Fixed until 31/08/2029	£499	£0		
MF114H	95%	5.79%	Fixed until 31/08/2029	£0	£0		

Our most recent product changes are highlighted in red

\*Arrangement fees can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e.excluding any fees added to the loan).

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# Residential discount products

Valid from 24th April 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees*	Cashback	Reverts to	Benefits	Early repayment charges
<b>2 Year Discount - Available for purchases and remortgages</b>								
MD019U	75%	5.80%	2.90% discount off the variable mortgage rate for two years	£999	£300	7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation.</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>	2% early repayment charge during discounted period
MD019V	80%	5.95%	2.75% discount off the variable mortgage rate for two years	£999	£0			

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# Foreign national products

Valid from 19th June 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees *	Cashback	Reverts to	Benefits
<b>2 year fixed - Available for purchases and remortgages</b>						7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation.</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MOF00G	75%	5.65%	Fixed until 31/08/2026	£1,999	£0		
MOF00J	80%	5.80%	Fixed until 31/08/2026	£1,499	£0		
MOF00Y	85%	5.95%	Fixed until 31/08/2026	£999	£0		
MOF00K	90%	6.05%	Fixed until 31/08/2026	£999	£0		
MOF00M	90%	6.20%	Fixed until 31/08/2026	£0	£0		
<b>5 year fixed - Available for purchases and remortgages</b>							
MOF00Z	75%	5.29%	Fixed until 31/08/2029	£1,999	£0		
MOF011	80%	5.45%	Fixed until 31/08/2029	£1,499	£0		
MOF012	85%	5.55%	Fixed until 31/08/2029	£999	£0		
MOF013	90%	5.65%	Fixed until 31/08/2029	£999	£0		
MOF014	90%	5.74%	Fixed until 31/08/2029	£0	£0		

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# Returning expat products

Valid from 19th May 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees *	Cashback	Reverts to	Benefits
<b>2 year fixed - Available for purchases and remortgages</b>						7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation.</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MEF00B	75%	5.65%	Fixed until 31/08/2026	£1,999	£0		
MEF00C	80%	5.80%	Fixed until 31/08/2026	£1,499	£0		
MEF00D	90%	6.20%	Fixed until 31/08/2026	£0	£0		
<b>5 year fixed - Available for purchases and remortgages</b>							
MEF00M	75%	5.29%	Fixed until 31/08/2029	£1,999	£0		
MEF00N	80%	5.45%	Fixed until 31/08/2029	£1,499	£0		
MEF00P	90%	5.74%	Fixed until 31/08/2029	£0	£0		

Our most recent product changes are highlighted in red

\*Arrangement fees can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e. excluding any fees added to the loan).

# Retirement interest only products

Valid from 29th May 2024



Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees*	Reverts to	Benefits
2 year fixed - Available for purchase and remortgages					7.20% (VMR less 1.50%)	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> </ul>
MYF06L	60%	6.34%	Fixed until 31/08/2026	£999		
5 year fixed - Available for purchase and remortgages						
MYF06N	60%	6.04%	Fixed until 31/08/2029	£999		

Our most recent product changes are highlighted in red

\*Arrangement fees can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e.excluding any fees added to the loan).

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# Limited company buy-to-let products

Valid from 29th May 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees*	Reverts to	Benefits		
<b>2 year fixed - Available for purchases and remortgages</b>								
MBF49Q	75%	5.70%	Fixed until 31/08/2026	£4,999	BTL VMR (8.20%)	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>		
MBF49R	75%	6.14%	Fixed until 31/08/2026	£1,999				
MBF49S	75%	6.29%	Fixed until 31/08/2026	£999				
<b>5 year fixed - Available for purchases and remortgages</b>								
MBF49T	75%	5.65%	Fixed until 31/08/2029	£4,999				
MBF49U	75%	5.79%	Fixed until 31/08/2029	£2,999				
MBF49V	75%	6.05%	Fixed until 31/08/2029	£999				
<b>2 year discount - Available for purchases and remortgages</b>								
MBD15U	75%	6.29%	<ul style="list-style-type: none"> <li>• 1.91% discount off the variable mortgage rate for two years</li> <li>• 2% early repayment charge during initial period</li> </ul>	£1,999				

Our most recent product changes are highlighted in red

\*Arrangement fees can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e.excluding any fees added to the loan).

# Buy-to-let (non-company borrowers)

Valid from 29th May 2024

Product code	Maximum loan to value*	Interest rate payable	Product features	Arrangement fees*	Cashback	Reverts to	Benefits
2 year fixed - Available for purchases and remortgages						BTL VMR (8.20%)	<ul style="list-style-type: none"> <li>• One basic free valuation</li> <li>• Free legal fees for remortgages (standard legal fees only)</li> <li>• Extra payments of up to 10% allowed each year (min £500)</li> <li>• All products are portable</li> </ul>
MBF49J	75%	5.20%	Fixed until 31/08/2026	£2,999	£300		
MBF49K	75%	5.50%	Fixed until 31/08/2026	£1,999	£300		
MBF49L	75%	5.80%	Fixed until 31/08/2026	£999	£300		
5 year fixed - Available for purchases and remortgages							
MBF49M	75%	5.00%	Fixed until 31/08/2029	£2,999	£300		
MBF49N	75%	5.10%	Fixed until 31/08/2029	£1,999	£300		
MBF49P	75%	5.24%	Fixed until 31/08/2029	£999	£300		
2 year discount - Available for purchases and remortgages							
MBD15T	75%	5.86%	<ul style="list-style-type: none"> <li>• 2.34% discount off the variable mortgage rate for two years</li> <li>• 2% early repayment charge during initial period</li> </ul>	£1,499	£0		

Our most recent product changes are highlighted in red

\*Arrangement fees can be added to the loan, subject to meeting lending policy (e.g. maximum LTV for newbuild lending, flats, capital raising, etc). Maximum LTV for each product is on a net basis (i.e.excluding any fees added to the loan).

# Key criteria

Valid from 31st May 2024

## Stress Rates

### Residential:

- **6.34%** for five-year products or like-for-like remortgages
- **8.20%** for all other applications

### Standard BTL:

- **145%** ICR at **5.86%** for five-year products or like-for-like remortgages
- **145%** ICR at **7.86%** for all other applications

### Ltd Co BTL:

- **125%** ICR at **6.29%** for five-year products or like-for-like remortgages
- **125%** ICR at **8.29%** for all other applications

## Maximum Loan

### Residential:

- Up to 75% - £1.5m
- Up to 80% - £1m
- Up to 90% - £750k
- Up to 95% - £500k

### BTL and Ltd Co BTL:

- £750k

### RIO:

- £500K

## Minimum Loan

- £30k

## Early repayment charge

Duration	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year	2%	1%			
3 Year	3%	2%	1%		
5 Year	5%	4%	3%	2%	1%
Discount	2%	2%			



## Procuration Fee

### Residential and BTL

- 0.40% of the amount borrowed (Minimum £200)

### Limited company BTL

- 0.55% of the amount borrowed (Minimum £200)

### RIO and foreign nationals/returning expats

- 0.50% of the amount borrowed (Minimum £200)

(Procuration fees are paid within ten days of the mortgage completing)

## Examples of acceptable repayment vehicles for residential interest-only lending

- Sale of Mortgage Property: Maximum 60% LTV, minimum equity requirement £200k or £300k in London and the South East.
- Please find the [Link](#) to the accepted London and South East Postcodes
- For part repayment and part interest only, 80% LTV allowable using more than one repayment vehicle.
- Endowment
- 25% of the projected total value of a defined contribution pension plan
- Equity ISA
- Sale of investment property or second home, unless occupied by a family member and then not acceptable. Must be owned in applicant/s name only
- We will accept sale of an investment property or second home in England and Wales, provided the equity in the property is currently sufficient enough to cover the amount being borrowed.
- Where a shortfall is identified, this element must be on either a capital and interest repayment basis, or the shortfall made up by means of increasing the deposit.
- **It is your client's responsibility to ensure they have sufficient capital to repay the mortgage at the end of the term.**