



Buy-to-Let Product Guide

20th January 2025

BBR is currently 4.75%

For Intermediaries Only

Contents

Affordability page 2 >

Standard Buy to Let page 2 >

House of Multiple Occupancy (HMO) page 4 >

Multi Unit Freehold Blocks (MUFB) page 6 >

Expat Borrowers page 8 >

Semi-Commercial page 9 >

Meet Your BDM page 10 >

Submit Business page 12 >

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
- Purchase and Remortgage applications
- For lending against houses, leasehold flats, maisonettes and new build properties
- Maximum Loan: £2,000,000 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

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	3.69%	7%	125% / 140%	2% in year 1 2% in year 2	9.75% (BBR + 5%)	STD-2757-006

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	4.99%	7%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	STD-5757-009

Standard Buy to Let

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	4.55%	5%	125% / 140%	2% in year 1 2% in year 2	9.75% (BBR + 5%)	STD-2755-018

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.29%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	STD-5755-033

2 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.99%	2%	125% / 140%	2% in year 1 2% in year 2	9.75% (BBR + 5%)	STD-275-018

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	5.85%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	STD-575-040
80%	6.05%					STD-580-045

House of Multiple Occupancy (HMO)

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 six 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: £1,500,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.15%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	SHMO-5755-028

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.45%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	SHMO-575-034

House of Multiple Occupancy (HMO)

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: £1,500,000 subject to loan to value limits
- A non-refundable application fee of £185 applies, unless otherwise stated

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.60%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	LHMO-5755-028

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.85%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	LHMO-575-041

Multi Unit Freehold Block (MUFB)

Small MUFB

Key Features:

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties of up to 4 units
- Maximum Loan: £1,500,000 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						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.40%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	SMUB-5755-028

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.70%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	SMUB-575-041

Multi Unit Freehold Block (MUFB)

Large MUFB

Key Features:

- Available for both Individual and Corporate borrowers
- Purchase and Remortgage applications
- Lending against MUFB properties between 4 & 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

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.70%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	LMUB-5755-028

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.99%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	LMUB-575-041

Expat 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, maisonettes, HMOs, MUFBs and new build properties
- Maximum Loan: £2,000,000 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

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.35%	5%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	EXP-5655-033

5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
65%	5.95%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	EXP-565-046

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
- The value and rental income from any commercial element cannot be used to support either the affordability or LTV assessment
- Maximum Loan: £1,500,000 (£700,000 if >4 units) 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


5 Year Fixed						
Max LTV	Initial Rate	Fee	ICR	ERC	Revert Rate	Product Code
75%	6.75%	2%	125%	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	9.75% (BBR + 5%)	SMC-575-041

Meet Your BDM

Megan Betts

BDM - Buy-to-Let

The winner of the Broker Administrator award at The British Specialist Lending Awards, Megan joined MT Finance after over a decade of working broker-side. She now uses the knowledge & expertise she has accrued to support our buy-to-let partners and their clients.

 07507 717182


 meganb@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

David Kingham

BDM for London & South East

Starting 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




Meet Your BDM



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

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





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 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 >](#)



BTL Criteria Guide

Everything you need to know about our lending, borrower, and property criteria is outlined in this detailed guide. Feel free to contact us to discuss anything prior to submission.

[More info >](#)