

Product guide

Buy to let mortgages



New! Helping landlords with improved affordability

- ▶ Simplification of minimum ICR calculations
- ▶ Higher rate and additional rate taxpayers now calculated at 140%
- ▶ Reduction in assessment rates
- ▶ Short-term fixed rates now assessed at pay rate plus 1.55% (minimum 5.50%)

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[precisemortgages.co.uk](https://www.precisemortgages.co.uk)



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Correct as of: 19 January 2024
INTERMEDIARIES ONLY

Tier 1

Key criteria							
Acceptable adverse		Income	Loan amount/LTV limits	Term	Portfolio	Rental calculation	Applicant
Defaults:	0 in 72 months	No minimum income requirements on loans up to and including £1,000,000. For loans over £1,000,000 a minimum income of £100,000 is required. The main applicant must be employed/ self-employed.	Minimum loan size: £40,000	Minimum: 5 years	▶ Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £10,000,000. ▶ Unlimited with other lenders.	Rental calculation is based on individual circumstances. Top slicing available across the entire product range. Not available to first-time buyers or remortgage applications. Please see our criteria guide for more information	Minimum age: 21 years
CCJs:	0 in 72 months		Maximum loan size: £3,000,000 60%	Maximum: 35 years			Maximum age: 80 years at the date of application (maximum term of 35 years)
Missed mortgage/ secured payments:	0 in 36 months		£1,000,000 70%				
Unsecured arrears:	1 in 12 months, 2 in 36 months (worst status)		£750,000 75%				
			£500,000 80%				Maximum number of applicants: 2
			(unless otherwise stated)				

LTV	Product type	Rate	Product fee	ERC	Reversion rate	Assessment rate*	Product code
70%	2-year fixed	4.19%	5.00%	4% in year 1 3% in year 2	BBR + 3.25%	5.74%	UZN39
	5-year fixed	4.29%	7.00%	5% in years 1 and 2, 4% in years 3 and 4, 3% in year 5	BBR + 3.25%	4.29%	UZN40
75%	2-year fixed	5.19%	3.00%	4% in year 1 3% in year 2	BBR + 3.25%	6.74%	UZN41
		5.69%	2.00%			7.24%	UZN42
	5-year fixed	4.69%	5.00%	5% in years 1 and 2, 4% in years 3 and 4, 3% in year 5	BBR + 3.25%	4.69%	UZN43
		5.09%	3.00%			5.09%	UZN44
		5.29%	2.00%			5.29%	UZN45
	80%	2-year fixed	6.19%	3.00%	4% in year 1 3% in year 2	BBR + 3.25%	7.74%
6.69%			2.00%	BBR + 3.25%		8.24%	UZN47
5-year fixed		6.19%	3.00%	5% in years 1 and 2, 4% in years 3 and 4, 3% in year 5	BBR + 3.75%	6.19%	UZN48
		6.39%	2.00%		BBR + 3.75%	6.39%	UZN49

*Assessment rate

2-year fixed rates	Pay rate plus 1.55%. Minimum 5.50%.
5-year plus fixed rates	Pay rate.

General information

For details of all our qualifying criteria please see our online criteria guide.

Affordability	
ICR Interest Coverage Ratio (ICR) will be calculated between 125%-140% dependent on the applicant's tax band and individual circumstances.	
Basic rate taxpayers	125%
Higher rate taxpayers	140%
Additional rate taxpayers	140%
Top slicing The rental income for the property must be a minimum of 110% of the payment when calculated at the pay rate of the chosen product. Surplus income from an applicant's existing property portfolio, earned income, or a combination of the two can then be used to demonstrate affordability against the ICR required for the loan based on our current lending criteria at the assessment rate for the chosen product. Not available to first-time buyers or for remortgage applications.	
Repayment methods	
<ul style="list-style-type: none"> ▶ Capital and interest. ▶ Interest only. 	
Portfolio lending limits	
<ul style="list-style-type: none"> ▶ Maximum of 20 buy to let loans per individual (including buy to let loans which the individual has guaranteed), with Precise Mortgages up to a combined value of £10,000,000. ▶ No limit on the number or value held with other lenders. 	
Consumer buy to let	
All products are available for consumer buy to let.	
Legal representation	
Full details of our conveyancing options can be found at precisemortgages.co.uk/ConveyancerPanel .	

Valuation and assessment fee scale					
Valuation up to	Valuation and assessment fee	Homebuyers report and assessment fee	Valuation up to	Valuation and assessment fee	Homebuyers report and assessment fee
£100,000	£370	£570	£700,000	£750	£1,155
£150,000	£410	£600	£800,000	£810	£1,205
£200,000	£445	£650	£900,000	£920	£1,255
£250,000	£465	£705	£1,000,000	£975	£1,405
£300,000	£485	£770	£1,250,000	£1,090	£1,655
£350,000	£525	£815	£1,500,000	£1,200	£1,955
£400,000	£560	£900	£1,750,000	£1,315	£2,055
£450,000	£590	£955	£2,000,000	£1,540	£2,205
£500,000	£630	£1,045	£2,000,000+	Refer to: http://www.precisemortgages.co.uk/Fees	
£600,000	£695	£1,105			
Standard valuation and assessment fee payable on application. The valuation fee is refundable if the valuation is not carried out; the assessment fee of £180 is non-refundable.					

Other fees				
Telegraphic transfer fee		£25	Post offer product switch fee	£70
Redemption administration fee		£40		
<p>▶ Please refer to 'Tariff of mortgage charges' document for full details. A downloadable version is available on the Precise Mortgages website under 'Document downloads'</p> <p>▶ All fees include VAT (where applicable)</p>				

Bank of England Base Rate (BBR) and the reversion rate
BBR reversion rates are variable rates that are linked to the Bank of England base rate. For new applications, any change to BBR will apply on our systems and documentation the next day. For existing accounts, any change to BBR will apply on the day of the change.
All of our BBR reversion rates have a floor. This means that if BBR were to fall to 0.00% or less the rate payable will be 0.00% plus the agreed set percentage above BBR. This means that the rate payable will never go below 0.00% plus the additional percentage rate of the reversion rate.

Our packager panel

You can submit a buy to let mortgage case to us direct or through one of our approved packagers, who are listed below. From time to time, select packagers will have access to exclusive residential and/or buy to let mortgage products.



3mc
☎ 0161 962 7800
🌐 www.3-mc.com



Active Investments
☎ 0118 945 2288
🌐 www.active-investments.co.uk



Brightstar
☎ 01277 500 900
🌐 www.brightstarhub.co.uk



Brilliant Solutions
☎ 01792 277 555
🌐 www.brilliantsolutions.co.uk



Complete FS
☎ 023 8045 6999
🌐 www.complete-fs.co.uk



Connect for Intermediaries
☎ 01708 676 135
🌐 www.connectbrokers.co.uk



Dynamo for Intermediaries
☎ 01276 601 041
🌐 www.dynamoformintermediaries.co.uk



Impact
☎ 01403 27 26 25
🌐 www.impactpackaging.co.uk



Manor Mortgages
☎ 01275 399 203
🌐 www.manormortgages.com



Mortgage Trading
☎ 0113 2008 768
🌐 www.mortgagetrading.co.uk



Positive Lending
☎ 01202 850 830
🌐 www.positivelending.co.uk



Residential Home Loans
☎ 01273 495 420
🌐 www.rhluk.co.uk



TFC Homeloans
☎ 0161 694 7900
🌐 www.tfchomeloans.com

Get in touch with our intermediary support team

☎ 0800 116 4385

✉ enquiries@precisemortgages.co.uk

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