

## BUY TO LET PRODUCT RATES (CORRECT AS AT 3RD NOVEMBER 2017)

	VIDA 1	VIDA 2	VIDA 3	VIDA 4
<b>Combined CCJs &amp; Defaults</b> Do not count/ignore: CCJs registered/Defaults more than 36 months ago (Vida 1) or 24 months ago (Vida 2 - 4) or any individual CCJs/Defaults less than £250	No Registered CCJ or Default worth £250 or more in last 36 Months	No Registered CCJ or Default worth £250 or more in last 24 Months	0 in last 12 months of £250 or more  1 Registered CCJ or Default in last 24 Months (including unsecured default)	0 in last 6 months of £250 or more  2 Registered CCJs or Defaults in last 24 months (including unsecured defaults)
<b>Missed Mtge/Secured Loan Payments</b>	0 missed payments in last 36 months	0 missed payments in last 6 months	0 missed payments in last 6 months	
<b>Maximum Worst Status</b>	1 in last 36 months	1 in last 24 months	2 in last 24 months	
<b>Unsecured credit/loan arrears</b> (e.g. credit cards, catalogues, and personal loans) <span style="background-color: orange; color: white; padding: 2px; font-weight: bold;">UPDATED</span>	3 missed payments up to a combined total of £250 in the last 6 months Max product LTV 75%			
<b>Maximum Current Status and outstanding value</b>	1 up to £500			
<b>Debt Management Plans</b>	Considered providing satisfactorily conducted			
<b>Bankruptcy/IVA/DRO</b>	Discharged over 6 years			
<b>Debt Consolidation</b>	Available up to scheme limits			
<b>Previous Property Repossession</b>	Customers repossessed in the last 10 years are not acceptable			
<b>Adverse Criteria</b>	Assessed on total combined adverse from all applicants			

### NEW BUY TO LET RANGE HIGHLIGHTS

Maximum loan size increased to £1,000,000

Selected Vida 1 and Vida 2 fixed rate and expat products repriced

6 products decreased by up to 0.1%

Up to 3 unsecured arrears now allowed in the last 6 months

Maximum portfolios with Vida increased from £1.5m to £2m

### 2 YEAR TRACKER FROM COMPLETION

Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4
80%	3.64% LIBOR + 3.34%	-	-	-
75%	3.39% LIBOR + 3.09%	4.44% LIBOR + 4.14%	4.99% LIBOR + 4.69%	-
70%	3.19% LIBOR + 2.89%	4.34% LIBOR + 4.04%	4.84% LIBOR + 4.54%	5.24% LIBOR + 4.94%
65%	-	-	-	5.14% LIBOR + 4.84%
<b>Product Fee</b> (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%		Loans up to £250,000: £1,495 £250,001 or more: 1.25%	
<b>Revert Rate</b>	6.14% (LIBOR + 5.84%)			
<b>Early Repayment Charge (Year 1 / 2)</b>	3% / 2% (from completion)			
<b>Maximum Loan (including fees)</b>	To 75% LTV: £1,000,000 75.01% LTV or higher: £750,000		£1,000,000	

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

LIBOR: 0.30%

## BUY TO LET PRODUCT RATES

2 YEAR FIXED FROM COMPLETION				
Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4
80%	4.19%	-	-	-
75%	3.69%	3.94%	4.59%	-
70%	3.29%	3.89%	4.49%	5.69%
65%	-	-	-	5.49%
<b>Product Fee</b> (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
<b>Revert Rate</b>	6.14% (LIBOR + 5.84%)			
<b>Early Repayment Charge (Year 1 / 2)</b>	3% / 2% (from completion)			
<b>Maximum Loan (including fees)</b>	To 75% LTV: £1,000,000 75.01% LTV or higher £750,000	£1,000,000		

5 YEAR FIXED FROM COMPLETION				
Max LTV (excluding fees)	VIDA 1	VIDA 2	VIDA 3	VIDA 4
80%	4.69%	-	-	-
75%	4.09%	4.54%	5.39%	-
70%	3.79%	4.34%	5.29%	5.99%
65%	-	-	-	5.74%
<b>Product Fee</b> (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
<b>Revert Rate</b>	6.14% (LIBOR + 5.84%)			
<b>Early Repayment Charge (Year 1 - 5)</b>	3% / 2% / 2% / 2% / 1% (from completion)			
<b>Maximum Loan (including fees)</b>	To 75% LTV: £1,000,000 75.01% LTV or higher £750,000	£1,000,000		

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

<b>Procuration Fee</b>	0.45%
------------------------	-------

VIDA EXPAT CRITERIA	
<b>Combined CCJs &amp; Defaults</b>	No Registered CCJ or Default worth £250 or more in last 36 Months
<b>Missed Mtge/Secured Loan Payments</b>	0 missed payments in last 36 months
<b>Maximum Worst Status</b>	1 in last 36 months
<b>Unsecured credit/loan arrears</b> (e.g. credit cards, catalogues, and personal loans) <b>UPDATED</b>	3 missed payments up to a combined total of £250 in the last 6 months Max product LTV 75%
<b>Maximum Current Status and outstanding value</b>	1 up to £500
<b>Debt Management Plans</b>	Considered providing satisfactorily conducted
<b>Bankruptcy/IVA/DRO</b>	Discharged over 6 years
<b>Debt Consolidation</b>	Available up to scheme limits
<b>Previous Property Repossession</b>	Customers repossessed in the last 10 years are not acceptable
<b>Adverse Criteria</b>	Assessed on total combined adverse from all applicants

VIDA EXPAT RATES	
<b>2 YEAR FIXED FROM COMPLETION</b>	
75% LTV	4.34%
70% LTV	3.94%
ERC (Year 1 / 2)	3% / 2% (from completion)
<b>2 YEAR TRACKER FROM COMPLETION</b>	
75% LTV	4.04% (LIBOR + 3.74%)
70% LTV	3.84% (LIBOR + 3.54%)
ERC (Year 1 / 2)	3% / 2% (from completion)
<b>5 YEAR FIXED FROM COMPLETION</b>	
75% LTV	4.74%
70% LTV	4.44%
ERC (Year 1 / 5)	3% / 2% / 2% / 2% / 1% (from completion)
<b>Product Fee</b> (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995. £250,001 or more: 1.50%
<b>Revert Rate</b>	6.14% (LIBOR + 5.84%)
<b>Maximum Loan (Including Fees)</b>	£1,000,000 (£500,000 first time landlord)

Note: Currently only accepting new business from Expats living or working in an EEA country, until further notice

# BUY TO LET HIGHLIGHTS

## EXPATS INVESTING IN UK

For existing UK property owners living or working in the EEA

No minimum income required

## HOUSES OF MULTIPLE OCCUPANCY (HMO)

Up to 8 bedrooms

No additional rate or fee loading

Just one year's landlord experience required

Min 130% rental cover

## IMPAIRED CREDIT HISTORY

Small or life events allowed

Up to 2 CCJs  
& 2 missed mortgage payments allowed up to 70% LTV

## OLDER AND RETIRED LANDLORDS

Interest only up to 80% LTV

Age up to 95 at the end of the term (Ltd company)

No minimum income required

## RENTAL CALCULATION

125% rental income for basic rate tax payers and limited companies

Based on higher of pay rate or 5.5% notional rate (5 year fixed on pay rate)

## PORTFOLIO LANDLORDS (4 OR MORE BTL PROPERTIES)

Up to 15 Properties/£2m with Vida Homeloans

Up to 50 BTL properties in total with average LTV up to 80%

1 year's landlord experience required

## MULTI UNIT BLOCKS

Up to 5 units

No additional rate or fee loading

Just one year's landlord experience required

Min 130% rental cover

## TRADING COMPANY OR SPV

Available on any trading limited company with just 1 year's accounts

Floating charge not required on SPVs

## SMALLER DEPOSIT – 80% LTV

Pricing starts from 20% deposit (80% LTV)

Can have historical impaired credit or life event

## RENTAL TOP-UP

Will allow surplus income to top up rental income for single units

From 115% for basic rate tax payers

From 120% for higher rate tax payers