

For the use of Professional Mortgage Intermediaries only



Buy-to-Let product guide for UK Expats and International residents

Shariah-compliant financing for UK Buy-to-Let residential investment property

Effective from 17 November 2021

All customers of the Bank must be able to read, speak and understand English to a level that they are fully aware of all obligations and requirements when entering any financial arrangements with the Bank.



Buy-to-Let Products for UK Expats for finance below £500,000

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Product Fee	Early Payment Charge	Minimum Property Value	Minimum Finance Amount	Term
Individual & Corporate Structure BTL Finance Rates								
Fixed for 2 years (BFE476)	3.69%	SVR + 1%	65%	1.5% (Min £999)	None	£154,000	£100,000	<ul style="list-style-type: none"> • Min: 5 years • Max: <ul style="list-style-type: none"> - Acquisition & Rent = 25 years - Rent Only = 25 years
Fixed for 2 years (BFE477)	3.95%		80%			£125,000		
Fixed for 5 years (BFE478)	3.95%		65%			£154,000		
Fixed for 5 years (BFE479)	4.19%		80%			£125,000		
Individual & Corporate Structure HMOs and MUFBs Finance Rates								
Fixed for 2 years (BFE480)	4.19%	SVR + 1%	65%	1.5% (Min £999)	None	£154,000	£100,000	<ul style="list-style-type: none"> • Min: 5 years • Max: <ul style="list-style-type: none"> - Acquisition & Rent = 25 years - Rent Only = 25 years
Fixed for 2 years (BFE481)	4.44%		75%			£134,000		
Fixed for 5 years (BFE482)	4.44%		65%			£154,000		
Fixed for 5 years (BFE483)	4.69%		75%			£134,000		

Our Standard Variable Rate (SVR) is currently 3.85%

- The terms and rental rates quoted herein are subject to change due to market conditions and rates; however, correct at the time of writing. The Bank reserves the right to withdraw these products at any time.
- Minimum age 21 years.
- Rental top-up – surplus income to top up rental income is acceptable subject to the rental income being 110% for corporate structures and 115% for private individuals.
- Stress test at pay rate if 5-year fixed or more and stress at 5.5% if lower than 5 years.
- HMOs & MUFBs - 145%.
- Applicant residency status:
 - All customers of the Bank must be able to read, speak and understand English to a level that they are fully aware of all obligations and requirements when entering any financial arrangements with the Bank.
 - UK Expats (UK Citizens resident abroad) are eligible to apply for our UK Expat Buy-to-Let products.
 - Other applicants who hold British passports and do not have an automatic right to live and work in the UK are only eligible to apply for our International Buy-to-Let products. Please see <https://www.gov.uk/types-of-british-nationality> for a full list.



Buy-to-Let Products for UK Expats for finance of £500,000 and above

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Product Fee	Early Payment Charge	Minimum Property Value	Minimum Finance Amount	Term
Individual & Corporate Structure BTL Finance Rates								
Fixed for 2 years (BFE484)	3.49%	SVR + 1%	65%	1.5% (Min £999)	None	£770,000	£500,000	<ul style="list-style-type: none"> • Min: 5 years • Max: <ul style="list-style-type: none"> - Acquisition & Rent = 25 years - Rent Only = 25 years
Fixed for 2 years (BFE485)	3.75%		80%			£625,000		
Fixed for 5 years (BFE486)	3.75%		65%			£770,000		
Fixed for 5 years (BFE487)	3.99%		80%			£625,000		
Individual & Corporate Structure HMOs and MUFBs Finance Rates								
Fixed for 2 years (BFE488)	3.99%	SVR + 1%	65%	1.5% (Min £999)	None	£770,000	£500,000	<ul style="list-style-type: none"> • Min: 5 years • Max: <ul style="list-style-type: none"> - Acquisition & Rent = 25 years - Rent Only = 25 years
Fixed for 2 years (BFE489)	4.24 %		75%			£670,000		
Fixed for 5 years (BFE490)	4.24 %		65%			£770,000		
Fixed for 5 years (BFE491)	4.49%		75%			£670,000		

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- Minimum age 21 years.
- Rental top-up – surplus income to top up rental income is acceptable subject to the rental income being 110% for corporate structures and 115% for private individuals.
- Stress test at pay rate if 5-year fixed or more and stress at 5.5% if lower than 5 years.
- HMOs & MUFBs - 145%.
- Applicant residency status:
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 - Other applicants who hold British passports and do not have an automatic right to live and work in the UK are only eligible to apply for our International Buy-to-Let products. Please see <https://www.gov.uk/types-of-british-nationality> for a full list.



Buy-to-Let Products for International residents for finance below £500,000

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Product Fee	Early Payment Charge	Minimum Property Value	Minimum Finance Amount	Term
Individual & Corporate Structure BTL Finance Rates								
Fixed for 2 years (BFN416)	4.09%	SVR + 1%	65%	1.5% (Min £999)	None	£154,000	£100,000	<ul style="list-style-type: none"> • Min: 5 years • Max: <ul style="list-style-type: none"> - Acquisition & Rent = 25 years - Rent Only = 25 years
Fixed for 2 years (BFN417)	4.29%		80%			£125,000		
Fixed for 5 years (BFN418)	4.29%		65%			£154,000		
Fixed for 5 years (BFN419)	4.49%		80%			£125,000		

Buy-to-Let Products for International residents for finance of £500,000 and above

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Product Fee	Early Payment Charge	Minimum Property Value	Minimum Finance Amount	Term
Individual & Corporate Structure BTL Finance Rates								
Fixed for 2 years (BFN420)	3.89%	SVR + 1%	65%	1.5% (Min £999)	None	£770,000	£500,000	<ul style="list-style-type: none"> • Min: 5 years • Max: <ul style="list-style-type: none"> - Acquisition & Rent = 25 years - Rent Only = 25 years
Fixed for 2 years (BFN421)	4.09%		80%			£625,000		
Fixed for 5 years (BFN422)	4.09%		65%			£770,000		
Fixed for 5 years (BFN423)	4.29%		80%			£625,000		

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- Minimum age 21 years.
- Rental top-up – not available for International residents.
- Stress test at pay rate if 5-year fixed or more and stressed at 5.5% if fixed term is lower than 5 years.
- Applicant residency status:
 - All customers of the Bank must be able to read, speak and understand English to a level that they are fully aware of all obligations and requirements when entering any financial arrangements with the Bank.
 - International Residents (Foreign Nationals non-resident in the UK) are only eligible to apply for our International Buy-to-Let products.
 - Other applicants who hold British passports and do not have an automatic right to live and work in the UK are only eligible to apply for our International Buy-to-Let products. Please see <https://www.gov.uk/types-of-british-nationality> for a full list.



MUFB Buy-to-Let Products for International residents for finance below £500,000

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Product Fee	Early Payment Charge	Minimum Property Value	Minimum Finance Amount	Term
Individual & Corporate Structure BTL Finance Rates								
Fixed for 2 years (BFN492)	4.69%	SVR + 1%	65%	1.5% (Min £999)	None	£154,000	£100,000	<ul style="list-style-type: none"> • Min: 5 years • Max: <ul style="list-style-type: none"> - Acquisition & Rent = 25 years - Rent Only = 25 years
Fixed for 2 years (BFN493)	4.89%		75%			£134,000		
Fixed for 5 years (BFN494)	4.99%		65%			£154,000		
Fixed for 5 years (BFN495)	5.19%		75%			£134,000		

MUFB Buy-to-Let Products for International residents for finance of £500,000 and above

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Product Fee	Early Payment Charge	Minimum Property Value	Minimum Finance Amount	Term
Individual & Corporate Structure BTL Finance Rates								
Fixed for 2 years (BFN496)	4.49%	SVR + 1%	65%	1.5% (Min £999)	None	£770,000	£500,000	<ul style="list-style-type: none"> • Min: 5 years • Max: <ul style="list-style-type: none"> - Acquisition & Rent = 25 years - Rent Only = 25 years
Fixed for 2 years (BFN497)	4.69%		75%			£670,000		
Fixed for 5 years (BFN498)	4.79%		65%			£770,000		
Fixed for 5 years (BFN499)	4.99%		75%			£670,000		

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- Minimum age 21 years.
- Rental top-up – not available for International residents.
- Stress test at pay rate if 5-year fixed or more and stressed at 5.5% if fixed term is lower than 5 years.
- MUFBS – 145%
- Applicant residency status:
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