



buy to let product guide

Purchase products

Discount rates

Product code	Initial rate	Product and term where Early Repayment Charges may apply	Followed by our BTLVR	The overall cost for comparison is	Maximum LTV	Maximum loan	Interest rate floor ²	Product fees	Additional product incentives
BD039	2.49%	3.00% discount for 2 years ¹	5.49%	5.2% APRC	70%	£350,000	2.49%	£999 arrangement fee ³	---
BD040	2.99%	2.50% discount for 5 years	5.49%	4.8% APRC	70%	£350,000	2.99%	No fees	No Early Repayment Charges

Fixed rate

Product code	Product and term where Early Repayment Charges may apply ¹	Followed by our BTLVR	The overall cost for comparison is	Maximum LTV	Maximum loan	Product fees
BF008	2.84% fixed to 30 September 2023	5.49%	4.7% APRC	70%	£350,000	£999 arrangement fee ³
BF009	2.69% fixed to 30 September 2021	5.49%	5.2% APRC	70%	£350,000	£999 arrangement fee ³

Remortgage products

Discount rate remortgages

Product code	Initial rate	Product and term where Early Repayment Charges may apply	Followed by our BTLVR	The overall cost for comparison is	Maximum LTV	Maximum loan	Interest rate floor ²	Product fees	Additional product incentives
BRD39	2.49%	3.00% discount for 2 years ¹	5.49%	5.2% APRC	70%	£350,000	2.49%	£999 arrangement fee ³	Free standard valuation ⁴ ; and free standard legals ⁵
BRD40	2.99%	2.50% discount for 5 years	5.49%	4.8% APRC	70%	£350,000	2.99%	No fees	Free standard valuation ⁴ ; free standard legals ⁵ ; and no Early Repayment Charges

Fixed rate remortgage

Product code	Product and term where Early Repayment Charges may apply ¹	Followed by our BTLVR	The overall cost for comparison is	Maximum LTV	Maximum loan	Product fees	Additional product incentives
BRF008	2.84% fixed to 30 September 2023	5.49%	4.7% APRC	70%	£350,000	£999 arrangement fee ³	Free standard legals ⁵
BRF009	2.69% fixed to 30 September 2021	5.49%	5.1% APRC	70%	£350,000	£999 arrangement fee ³	Free standard legals ⁵

Notes

¹ Early Repayment Charges apply during the product term. Up to 10% of the original mortgage amount can be overpaid each year without charge. If the mortgage is redeemed or switched to another product during the product term then the full amount of the Early Repayment Charge will apply. For further details contact a member of the team.

² Interest rates on our discount products are floored and can't fall below the rate shown.

³ The arrangement fee can be deducted from the advance or added to the mortgage.

⁴ We'll cover the cost of a standard mortgage valuation on a property valued up to £400,000. Your client may choose to have a RICS Homebuyers Report, however they'll have to cover the difference in cost between a standard mortgage valuation and the RICS Homebuyers Report.

⁵ We'll cover the costs of any standard legal fees involved. Any non-standard costs must be paid by your client. You'll be advised of any non-standard costs should any apply. If your client chooses to use our own conveyancers they'll only act for us, and not for your client, during the remortgage transaction. If your client needs to add or remove a name on the mortgage they must appoint their own solicitors, in which case they'll receive £150 cashback towards their costs.

Strictly for intermediary use only. Under no circumstances should this communication be given, copied or distributed to customers or potential customers.

Applications are accepted throughout England and Wales. Properties located in Scotland, Northern Ireland or the Isle of Man will not be accepted. The minimum property value is £75,000 (increasing to £250,000 for properties located within the M25 corridor). Rates correct at 16 August 2018 and can be withdrawn without notice.

Getting in touch



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Lending criteria

Essential loan criteria

- Maximum 70% loan to value;
- Minimum loan amount of £50,000;
- Minimum valuation of £75,000 (£250,000 for properties located within the M25 corridor).

Essential applicant criteria

- Must be aged 25 or over;
- Term cannot extend past the eldest borrowers 85th birthday;
- Minimum £20,000 income;
- Must own their own residential property.

Portfolio size

- Subject to a maximum overall exposure held with the Society of £1million (includes residential lending);
- Minimum rental coverage of 140% across the portfolio.

Acceptable landlord types

Self-employed professional landlords:

- Rental income can be accepted as a suitable source of income.

Experienced landlords:

- Must currently hold, or have held during the previous 12 months, at least one property on a BTL basis;
- Rental income will not be accepted as a suitable source of income.

First time landlords:

- Applicant's main residential property must be the highest valued property asset;
- Applications where all borrowers are first time buyers will not be considered;
- A first time landlord is defined as any landlord that has not held a property on a BTL basis during the previous 12 months.

Mortgage packaging

Before you submit an application it's always beneficial to complete a decision in principle (DIP) application form first. You can access our online form from our website.

When we receive a DIP, a member of our team will advise whether or not we can assist. We aim to respond to all DIPs within 24 hours.

To help us reduce the time it takes to issue your clients with their mortgage offer, provide the following items for all new buy to let mortgage applications:

- certified proof of identification and proof of address;
- their last three months, salary fed, bank statements;
- their last three months payslips and most recent P60;
- their last years' accounts if they are self-employed;
- proof of deposit; and
- full schedule of any existing BTL portfolio.

We aim to issue a mortgage offer within 14 working days of receiving of a fully packaged mortgage application.

Minimum rental income coverage

Self-employed and experienced landlords

Basic rate taxpayers	130% at a reference rate of 5.5%
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Higher rate taxpayers	140% at a reference rate of 5.5%
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First time landlords

Basic rate taxpayers	135% at a reference rate of 5.5%
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Higher rate taxpayers	145% at a reference rate of 5.5%
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