

Buy-to-let mortgage product guide

This product guide should be read alongside our lending criteria, which you can find on molofinance.com

Our mortgages have limited availability and may be withdrawn at any time. After withdrawing a mortgage product, we won't be able to receive any applications for it.

All Molo buy-to-let mortgages are interest-only

Property purchases and remortgages

Mortgages for individuals

Tenancy type	Maximum LTV	Product	Initial interest rate	Product fee	Follow-on rate	Overpayment allowance in each 12-month period
Standard	65%	2 year fixed	3.10%	1.0% or £1,750*	5.06% (Bank of England base rate + 4.31%)	10%
		5 year fixed	3.10%			
	75%	2 year fixed	3.15%			
		5 year fixed	3.15%			
	80%	2 year fixed	3.75%			
		5 year fixed	3.85%			
HMO	65%	2 year fixed	3.20%	1.5% or £2,950*	5.06% (Bank of England base rate + 4.31%)	10%
		5 year fixed	3.20%			
	75%	2 year fixed	3.40%			
		5 year fixed	3.40%			

Mortgages for limited companies

Tenancy type	Maximum LTV	Product	Initial interest rate	Product fee	Follow-on rate	Overpayment allowance in each 12-month period
Standard	65%	2 year fixed	3.10%	1.0% or £1,950*	5.06% (Bank of England base rate + 4.31%)	10%
		5 year fixed	3.10%			
	75%	2 year fixed	3.15%			
		5 year fixed	3.15%			
	80%	2 year fixed	3.95%			
		5 year fixed	4.15%			
HMO	65%	2 year fixed	3.20%	1.5% or £2,950*	5.06% (Bank of England base rate + 4.31%)	10%
		5 year fixed	3.20%			
	75%	2 year fixed	3.40%			
		5 year fixed	3.40%			

*For loans above £450,000 the Product fee will be a percentage of the loan.

Early repayment charges (ERC)

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 year fixed	2%	1%			
5 year fixed	5%	4%	3%	2%	1%

Bank of England base rate

We use the Bank of England base rate (BBR) for calculating any variable interest rates. This includes the follow-on rate, which is applicable once your initial fixed term ends, as well as the initial rate for tracker products.

Date last set	Interest rate
17 March 2022	0.75%

If the BBR changes, then the figure we use will change automatically two business days after the change has occurred. The lowest figure we will apply for BBR at any time is 0.10%.

Interest coverage ratio (ICR)

	Basic rate tax payer	Higher rate tax payer	Additional rate tax payer
Individual	125%	150%	153%
Limited company		125%	
New build		150%	
HMO		160%	

Stress rate

	For 2 year products	For 5 year products
Stress rate	The higher of: initial interest + 2% or follow-on rate (minimum of 5.5%)	The initial interest rate

The information above is correct at time of publishing. Molo reserves the right to change or withdraw any of the above products at any time.

IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A 'RECEIVER OF RENT' MAY BE APPOINTED AND / OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.