

Expats definition: UK National living overseas in an acceptable country

After Tracker or Fixed period, Expats loans revert to the Standard Variable Rate (SVR) for the remainder of the term. SVR: BOE + 2.49%.

BoE Tracker	Fixed <sup>2</sup>	Buy Down Specials
A variable rate mortgage that 'tracks' with the Bank of England base rate, plus a consistent Margin. The tracker moves according to BOE rate adjustments.	Lock in your Interest Rate for 1, 2 or 5 years. ERCs apply if redeemed during fixed period.	Buy down your interest rate with upfront product fee. The lower interest rate allows you to increase your borrowing capacity. Product fee may be eligible for a partial refund if loan is redeemed within 48 months.
<b>Capital + Interest / Interest Only*</b> 35 years# repayment	<b>Capital + Interest / Interest Only*</b> 35 years# repayment	<b>Capital + Interest / Interest Only*</b> 35 years# repayment
	<b>1 YEAR FIXED</b>	
	≤85% <b>5.24%</b>	
	<b>2 YEAR FIXED</b>	
≤85% <b>6.99% (BOE + 2.24%)</b>	≤85% <b>6.39%</b>	<b>5 YEAR BUY DOWN TRACKER</b>
		A ≤85% <b>5.79% (BOE + 1.04%)</b>
		B ≤85% <b>6.79% (BOE + 2.04%)</b>
<b>5 YEAR TRACKER</b>	<b>5 YEAR FIXED</b>	<b>5 YEAR BUY DOWN SWITCH</b>
≤85% <b>7.24% (BOE + 2.49%)</b>	≤85% <b>6.39%</b>	A ≤85% <b>4.99% FIXED</b> OR SWITCH TO TRACKER > <b>BOE + 1.24%</b>
		B ≤85% <b>5.99% FIXED</b> OR SWITCH TO TRACKER > <b>BOE + 2.24%</b>

<sup>2</sup>Fixed Rates are only locked-in at Offer. Lock-in validity period is 4 months. Offer expiry or extension does not affect the 4 month fixed rate validity period. \*Interest Only Max 75%LTV. #Standard loan term for C&I products is 35 years. Shorter loan terms may be subject to a Full Affordability Assessment.

## Estimated Fees

Product Fee	≤70%	≤80%	≤85%
BASE FEE	1.50%	2.00%	2.50%
INTEREST ONLY	+0.25%		
REFURB, AUCTION, ASSIGNMENTS, LARGE HMO/MUFB OR PURCHASE OF AN SPV	+0.50%		
Monthly Fee	£25		
Survey Fee & Lender Legal	AT COST		
Redemption Fee	£250 + THIRD PARTY COSTS		

## Refunds on Redemption

For Buy Down Products, the Product Fee is partially refunded if the loan is redeemed within 48 months. Refunds depend on how many years remain in term for product. ERCs also apply if loan is redeemed, sold or remortgaged with another lender.

Refund not applicable	Refund not applicable	ANNIVERSARY	1 YR	2 YRS	3 YRS	4 YRS	5 YRS
		Buy Down A	8.00% Refund	6.00% Refund	4.00% Refund	2.00% Refund	No Refund
		Buy Down B	4.00% Refund	3.00% Refund	2.00% Refund	1.00% Refund	

## Early Repayment Costs

Early Repayment Costs may be payable if the loan is discharged, or fully paid down during a Fixed Rate term. Costs depend on how many years remain in term for product. Break Costs may also apply to Fixed Rate Loans.

ANNIVERSARY	1 YR	2 YRS	3 YRS	4 YRS	5 YRS
2yr Tracker	-	-	-	-	-
5yr Tracker	-	-	-	-	-
1yr Fixed	1.00% ERC	-	-	-	-
2yr Fixed	2.00% ERC	1.00% ERC	-	-	-
5yr Fixed	5.00% ERC	4.00% ERC	3.00% ERC	2.00% ERC	1.00% ERC
Buy Down Tracker	-	-	-	-	-
Buy Down Switch	2.00% ERC			1.00% ERC	

## Maximum Loan Size vs LTV

	85% LTV	80% LTV	75% LTV	70% LTV	60% LTV
C&I	£750,000	£1,250,000	£1,250,000	£1,500,000	£3,000,000
New Build C&I <24 months					
All Interest Only		n/a			

ICR and Full Affordability max LTV 85%. LTV limit inclusive of any capitalised fees.

We accept you as a UK National if you hold a valid **British Passport** (acceptable nationality codes GBR, GBD, GBO, GBN) and you live overseas in an acceptable country.

## Acceptable Expat Countries

List is subject to change. If your country isn't listed, please talk to your BDM.

**Acceptable Countries:** Andorra, Australia, Bangladesh, Botswana, British Overseas Territories (excluding the Cayman Islands), Brunei, Canada, Chile, Dominica, Ghana, Hong Kong, China, European Union Countries, Iceland, Indonesia, Israel, Japan, Liechtenstein, Macau, North Macedonia, Malaysia, Mexico, Moldova, New Zealand, Norway, Philippines, Qatar, San Marino, Saudi Arabia, Singapore, South Africa, South Korea, Switzerland, Taiwan, Thailand, Trinidad And Tobago, Tunisia, Türkiye, United Arab Emirates, United States, Uruguay.

**Acceptable on Case-by-Case basis:** Albania, Antigua And Barbuda, Argentina, Armenia, Aruba, Bahamas, Bahrain, Barbados, Bhutan, Brazil, Colombia, Costa Rica, Cuba, Dominican Republic, Ecuador, Egypt, Ethiopia, Fiji, Gambia, Georgia, Grenada, Guatemala, Honduras, India, Jamaica, Jordan, Kazakhstan, Malawi, Mauritius, Mongolia, Morocco, Oman, Pakistan, Palau, Panama, Paraguay, Peru, Saint Lucia, Samoa, Serbia, Seychelles, Sri Lanka, Tajikistan, Uzbekistan, Vanuatu, Vietnam, Zambia.

## Product Qualification

How combinations of co-applicants determine product eligibility.

	UK National living in the UK*	UK Visa Holder living in the UK*	A UK National living overseas	A UK ILR Permit Holder living overseas	A UK Temp. Visa Holder living overseas	A Non-UK Citizen living in an acceptable country
UK National living in the UK*	Molo Domestic	Molo Domestic	Expat	Expat	Expat	Expat
UK Visa Holder living in the UK*	Molo Domestic	Molo Domestic	Expat	Expat	Expat	Expat
Any UK National living overseas	Expat	Expat	Expat	Expat	Expat	Expat
Any UK ILR Permit Holder living overseas	Expat	Expat	Expat	Expat	Expat	Expat
Any UK Temporary Visa Holder living overseas	Expat	Expat	Expat	Expat	Non-Resident	Non-Resident
Any Non-UK Citizen living in an acceptable country	Expat	Expat	Expat	Expat	Non-Resident	Non-Resident

\*Must be living in the UK for Tax purposes

## Expat Product Details

Acceptable Purpose	<b>Purchase or Remortgage of a Buy-to-Let property in England or Wales only.</b> Residential and Consumer Buy-to-Let (CBTL) are not acceptable.
Acceptable Properties	Properties in <b>England or Wales</b> . <i>Isle of Wight is accepted, no other islands will be accepted.</i> Security must be let, or to be let. Applicants and/or their families cannot reside at the property. <b>Permitted:</b> Corporate lets, Investor Led, Airbnb, Holiday Lets, Ex-Local Authority, Self Build, New Build (<24 months), Studio Apartments >30m <sup>2</sup> , and properties <30m <sup>2</sup> (Max 60%LTV) must have separate bathroom. <b>Minimum value:</b> £75,000 <b>Specialist:</b> Light refurbishment, Auction, Assignments, Purchase of an SPV acceptable (Fee applies). <b>HMO &amp; MUFB Max 80%LTV, no tenancy limit. &gt;7 tenancies is classified as 'Large HMO/MUFB' (Specialist fee loading applies and long form valuation required).</b>
Acceptable Borrowers	<b>Clear credit history:</b> Borrower(s) must have clear credit history. <b>Minimum borrower age:</b> 21. <b>Maximum applicants per loan:</b> 4 <b>Maximum customer exposure:</b> £5,000,000 over 20 loans (aggregated).
Loan Limits	<b>Loan Size Minimum:</b> £45,000. <b>Maximum:</b> £3,000,000 per security. <b>Loan Term Minimum:</b> 5 years. <b>Maximum:</b> 35 years. <b>Loan Splits:</b> Can have up to 4 account splits, each with a different product. <b>Minimum split size:</b> £25,000
Portfolio Landlords	Borrowers with >4 BTL mortgages in the UK are classified as Portfolio Landlords. <b>Maximum:</b> 50 mortgages (BTLs) across all applicants. <b>Maximum exposure:</b> £5,000,000.
SPV/LLP Borrowers	SPVs, LLPs, Partnerships and Trading Companies are accepted with personal guarantees from all shareholders/members. SPVs can only have one level of ownership and up to 4 directors / significant shareholders. Investment club or syndicate applicants are not accepted. <b>Acceptable SPV SIC codes:</b> 64305, 64910, 68100, 68209, 68310, 68320, 68201.
Switch	A Switch is a Fixed Rate with a companion Tracker Rate. Borrowers complete with the Fixed Rate and can 'switch' to the Tracker Rate once, at a time within the product period. The 'switch' incurs no additional cost. Borrowers cannot revert to Fixed rate after switching to tracker.
Tariff of Charges	See our <a href="#">Tariff of Mortgage Charges</a> for more information on fees and charges.

## Expat Product and Policy Availability

		BoE Tracker			Fixed			Buy Down Specials		
		Purchases	Remortgages	Equity Release	Purchases	Remortgages	Equity Release	Purchases	Remortgages	Equity Release
ICR Assessment	≤85%LTV	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full Affordability Assessment	≤85%LTV	✓	✓	✓	✓	✓	✓	✓	✓	✓
Simple Remo	≤75%LTV	-	✓	-	-	✓	-	-	✓	-

## Expat Product Features

Banking Access	Choice of Internet banking and multi-lingual phone support.
Payment Facilities	Direct Debit payment can be made to Domestic UK accounts and International accounts with global banks.
Linked Accounts	Link up to 2 nominated accounts for withdraws – one International and one domestic.
ORA & Borrow Back Facilities	<b>Our loans include an Overpayment Reserve Account (ORA) with a 50% interest benefit.</b> ORA is an account that is linked to your loan. <b>Any money kept in ORA reduces interest charged daily, functionally saving you money over the life of the loan.</b> You can still access the money kept in your ORA whenever you need it, just like a standard transaction account. See our <a href="#">information sheet for examples and details on the benefits of the ORA</a> .