

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 May 2024

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.

Validity:

Decision in Principle – 30 Days

Application – 90 Days

Offers – 120 Days

After 120 days the Offer may be re-issued at the Bank's discretion for a further 120 days. Any new Offers will be subject to the latest available rental rates, criteria and other terms and may require updated evidence and a new valuation.

Validities are subject to change without notice



Buy-to-Let Products for UK Expats – Purchase only

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Application Fee	Product Fee	Early Redemption Charge	Minimum Property Value	Minimum Finance Amount	Maximum Finance Amount	Term
Green Individual & Corporate Structure BTL Finance Rates										
Fixed for 5 years (GBFE1472)	6.50%	SVR + 1.00%	65%	£199	1.5%	3% in years 1 & 2; 2% in years 3 & 4; 1% in year 5	£115,000	£75,000	£5m	<ul style="list-style-type: none"> • Min: 5 years • Max: 25 years
Fixed for 5 years (GBFE1473)	6.74%		80%				£94,000			
Individual & Corporate Structure BTL Finance Rates										
Fixed for 5 years (BFE1474)	6.60%	SVR + 1.00%	65%	£199	1.5%	3% in years 1 & 2; 2% in years 3 & 4; 1% in year 5	£115,000	£75,000	£5m	<ul style="list-style-type: none"> • Min: 5 years • Max: 25 years
Fixed for 5 years (BFE1475)	6.84%		80%				£94,000			

Our Standard Variable Rate (SVR) is currently 8.00%.

- Green BTL - Only properties with an EPC rating of A or B qualify for the Green Rental Rates shown.
- 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.
- Applicants must reside in a country acceptable to the Bank (please see the 'Home Finance Applications – Countries Checklist' [here](#)).
- Minimum age 21 years.
- Rental top-up not acceptable.
- BTL - Stress test at pay rate if 5-year fixed and stressed at 8.50% if fixed term is lower than 5 years.
- HMOs & MUFBs - Stress test at pay rate on 5-year fixed.
- Early Redemption Charges (ERCs) are based on the finance balance outstanding at the time an Additional Acquisition Payment (AAP) is made. A maximum of 10% (minimum £2000) of the outstanding finance balance can be paid off each anniversary year without incurring any charge. Amounts in excess of the 10% in each anniversary year, will be subject to an ERC. The % rate at which the ERC will be payable will be based upon the years elapsed, during the Fixed Rental Rate Period of the product, since completion.
- 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 HMO and MUFB Products for UK Expats – Purchase only

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Application Fee	Product Fee	Early Redemption Charge	Minimum Property Value	Minimum Finance Amount	Maximum Finance Amount	Term
Green Individual & Corporate Structure HMOs and MUFBs Finance Rates										
Fixed for 5 years (GBFE1476)	7.04%	SVR + 1.75%	65%	£199	1.5%	3% in years 1 & 2; 2% in years 3 & 4; 1% in year 5	£115,000	£75,000	£5m	<ul style="list-style-type: none"> • Min: 5 years • Max: 25 years
Fixed for 5 years (GBFE1477)	7.29%		75%				£100,000			
Individual & Corporate Structure HMOs and MUFBs Finance Rates										
Fixed for 5 years (BFE1478)	7.14%	SVR + 1.75%	65%	£199	1.5%	3% in years 1 & 2; 2% in years 3 & 4; 1% in year 5	£115,000	£75,000	£5m	<ul style="list-style-type: none"> • Min: 5 years • Max: 25 years
Fixed for 5 years (BFE1479)	7.39%		75%				£100,000			

Our Standard Variable Rate (SVR) is currently 8.00%.

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- Applicants must reside in a country acceptable to the Bank (please see the 'Home Finance Applications – Countries Checklist' [here](#)).
- Minimum age 21 years.
- Rental top-up not acceptable.
- BTL - Stress test at pay rate if 5-year fixed and stressed at 8.50% if fixed term is lower than 5 years.
- HMOs & MUFBs - Stress test at pay rate on 5-year fixed.
- Early Redemption Charges (ERCs) are based on the finance balance outstanding at the time an Additional Acquisition Payment (AAP) is made. A maximum of 10% (minimum £2000) of the outstanding finance balance can be paid off each anniversary year without incurring any charge. Amounts in excess of the 10% in each anniversary year, will be subject to an ERC. The % rate at which the ERC will be payable will be based upon the years elapsed, during the Fixed Rental Rate Period of the product, since completion.
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Buy-to-Let Products for International residents – Purchase only

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Application Fee	Product Fee	Early Redemption Charge	Minimum Property Value	Minimum Finance Amount	Maximum Finance Amount	Term
Green Individual & Corporate Structure BTL Finance Rates										
Fixed for 5 years (GBFN1480)	6.84%	SVR + 1.00%	65%	£299	1.5%	3% in years 1 & 2; 2% in years 3 & 4; 1% in year 5	£115,000	£75,000	£5m	<ul style="list-style-type: none"> • Min: 5 years • Max: 25 years
Fixed for 5 years (GBFN1481)	7.04%		80%				£94,000			
Individual & Corporate Structure BTL Finance Rates										
Fixed for 5 years (BFN1482)	6.94%	SVR + 1.00%	65%	£299	1.5%	3% in years 1 & 2; 2% in years 3 & 4; 1% in year 5	£115,000	£75,000	£5m	<ul style="list-style-type: none"> • Min: 5 years • Max: 25 years
Fixed for 5 years (BFN1483)	7.14%		80%				£94,000			

Our Standard Variable Rate (SVR) is currently 8.00%

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- Minimum age 21 years.
- Rental top-up not acceptable.
- BTL - Stress test at pay rate if 5-year fixed and stressed at 8.50% if fixed term is lower than 5 years.
- MUFBS - Stress test at pay rate on 5-year fixed term.
- Early Redemption Charges (ERCs) are based on the finance balance outstanding at the time an Additional Acquisition Payment (AAP) is made. A maximum of 10% (minimum £2000) of the outstanding finance balance can be paid off each anniversary year without incurring any charge. Amounts in excess of the 10% in each anniversary year, will be subject to an ERC. The % rate at which the ERC will be payable will be based upon the years elapsed, during the Fixed Rental Rate Period of the product, since completion.
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 - International Residents (Foreign Nationals non-resident in the UK) are only eligible to apply for our International Buy-to-Let products.
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Buy-to-Let MUFB Products for International – Purchase only

Product & code	Initial Rental Rate	Follow-on Rental Rate	Max FTV	Application Fee	Product Fee	Early Redemption Charge	Minimum Property Value	Minimum Finance Amount	Maximum Finance Amount	Term
Green Individual & Corporate Structure MUFB Finance Rates										
Fixed for 5 years (GBFN1484)	7.59%	SVR + 1.75%	65%	£299	1.5%	3% in years 1 & 2; 2% in years 3 & 4; 1% in year 5	£115,000	£75,000	£5m	<ul style="list-style-type: none"> • Min: 5 years • Max: 25 years
Fixed for 5 years (GBFN1485)	7.79%		75%				£100,000			
Individual & Corporate Structure MUFB Finance Rates										
Fixed for 5 years (BFN1486)	7.69%	SVR + 1.75%	65%	£299	1.5%	3% in years 1 & 2; 2% in years 3 & 4; 1% in year 5	£115,000	£75,000	£5m	<ul style="list-style-type: none"> • Min: 5 years • Max: 25 years
Fixed for 5 years (BFN1487)	7.89%		75%				£100,000			

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- Minimum age 21 years.
- Rental top-up not acceptable.
- BTL - Stress test at pay rate if 5-year fixed and stressed at 8.50% if fixed term is lower than 5 years.
- MUFBs - Stress test at pay rate on 5-year fixed term.
- Early Redemption Charges (ERCs) are based on the finance balance outstanding at the time an Additional Acquisition Payment (AAP) is made. A maximum of 10% (minimum £2000) of the outstanding finance balance can be paid off each anniversary year without incurring any charge. Amounts in excess of the 10% in each anniversary year, will be subject to an ERC. The % rate at which the ERC will be payable will be based upon the years elapsed, during the Fixed Rental Rate Period of the product, since completion.
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