lendco

Can do.

Buy-to-Let
Product & Criteria Guide

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INTERMEDIARY USE ONLY

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Fixed Rates (All Asset Types)

3M SONIA 3.79% as of 1st June 2026

Key Information

Min loan	£100,000
ERCs - 2 year	2%/2%
ERCs - 5 year	5%/4%/3%/2%/2%
Stress - 2 year	The higher of payrate + 1% or 5.50%
Stress - 5 year	Payrate

Reversion Rate 3M SONIA + 4.79%

Try our calculator >

Product Type	Property Type	Loan Size	Rate (%)	Arrangement Fee (%)
2 year fix	Single assets	Up to £2m	4.45	5
			4.95	4
			5.95	2
	HMOs/MUBs	Up to £2m	4.60	5
			5.10	4
			6.10	2
5 year fix	Single assets	Up to £2m	5.50	5
			5.90	3
			6.10	2
	HMOs/MUBs	Up to £2m	5.65	5
			6.05	3
			6.25	2
		£2m+	Available on referral	

Ex-Pat Rates + 0.25%
No restrictions on country of residence or currency

Foreign National Rates + 0.50%
Non-UK residents 70% max LTV. Min loan £350,000

Trackers (All Asset Types)

3M SONIA 3.79% as of 1st June 2026

Key Information

Min loan	£100,000
3M SONIA (as of 1st June 2026)	3.79%
ERCs	1%/1%
Stress	Payrate + 1%

Reversion Rate 3M SONIA + 4.79%

Try our calculator >

Product Type	Loan Size	Initial Rate	Arrangement Fee	Max LTV
2 Year Tracker Standard / HMO / MUFB	£100k to £2m	3M SONIA + 1.25%	3.00%	75%
		3M SONIA + 1.75%	2.00%	
		3M SONIA + 2.25%	1.00%	

Switch to a Lendco 5 Year Fixed product at any point with no ERCs!

Ex-Pat Rates + 0.25%
No restrictions on country of residence or currency

Foreign National Rates + 0.50%
Non-UK residents 70% max LTV. Min loan £350,000

Bridge Exits (Verde Products)

Bridge Exit products are the same as New Business products with:

0.15% Reduction on 5-year fixed rate

FULL proc fee

Refund of valuation fee on completion

Do you have clients looking to refurb to retain?

Check out our Bridge-to-Let offering >

Product Transfers

Product Transfer Process

01

Enter the original case number in our online portal.

02

Duplicate the application and select the desired product from our Transfer Range.

03

If you do not know the original application number, you can start a new application and select "Product Transfer" from the drop down.

04

Process your Transfer up to 8 weeks prior to rate expiry for a seamless switch when the existing rate expires.

All Product Transfer rates are the same as New Business rates across all asset and borrower types.

Capital Raising

- ✓ **Full proc fee**
- ✓ Physical valuation required
- ✓ 2-year products stressed at **the higher of payrate + 1% or 5.50%**
- ✓ 5-year products stressed at **payrate**

Pound-For-Pound

- ✓ **Full proc fee**
- ✓ **No** valuation required
- ✓ 2-year products stressed at **the higher of payrate + 1% or 5.50%**
- ✓ 5-year products stressed at **payrate**

Holiday Lets

3M SONIA 3.79% as of 1st June 2026

Key Information

Min loan	£100,000
Stress Rate	Payrate
ERCs	5%/4%/3%/2%/2%

Reversion Rate 3M SONIA + 3.59%

Try our calculator >

Product	Loan Size	Initial rate (%)	Fee (%)	Max LTV (%)
5 Year Fixed	Up to £2M	5.99	5	75

Valuations

You can instruct valuations on our behalf as VAS manage the instruction process, meaning you can instruct asset valuations at any point in the process and at a time that is convenient to you, your borrower and the transaction in hand.

If you are already registered with VAS Panel for other lenders, you do not need to do anything – simply instruct when you are ready to do so.

Asset	Fee
Single asset and HMO properties (6 beds max) of up to £2M in value	VAS fee scale on a short-form basis
All MUFBs and assets greater than £2M in value and HMOs with more than 6 beds	VAS will quote on a long-form basis

Application fees: £150 per application. Upon submission we will send you an email with details of how to pay this application fee.

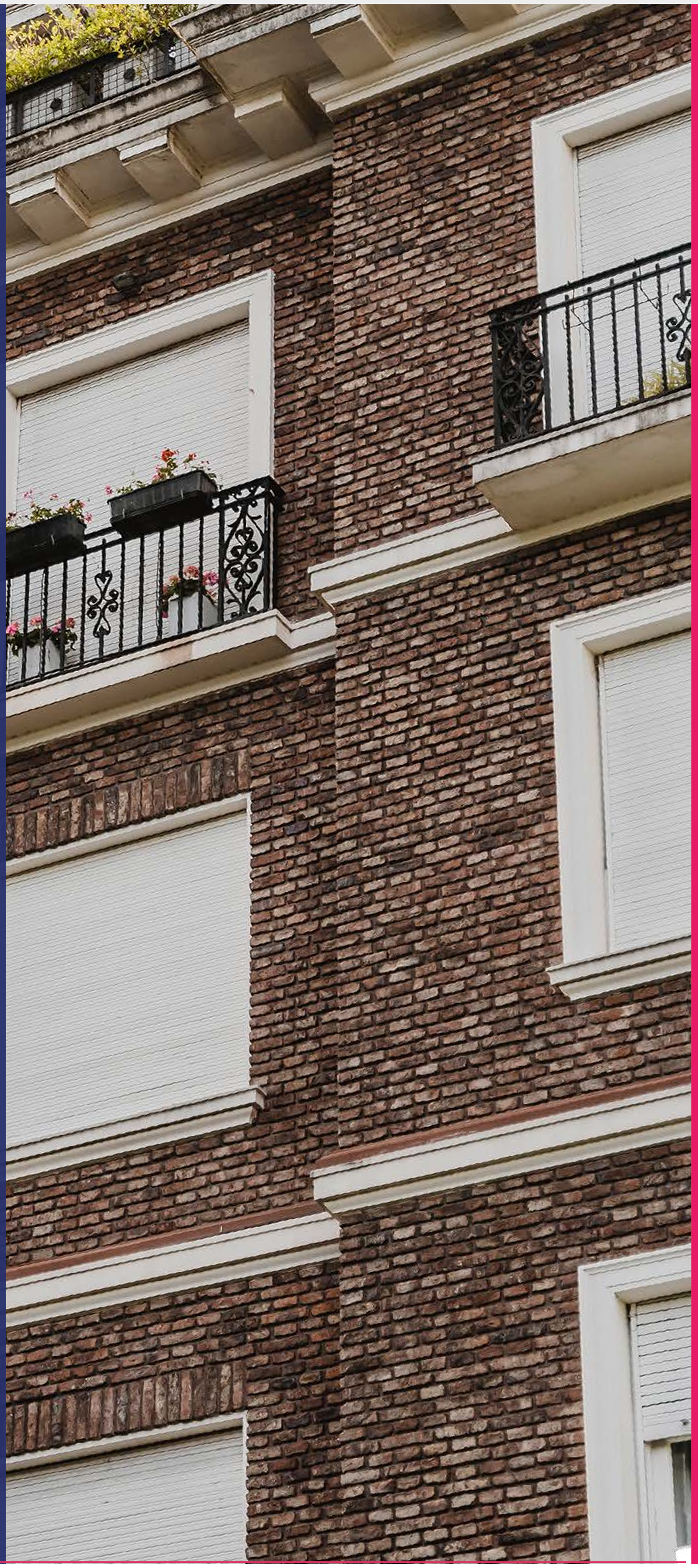
If you are not registered with VAS:

STEP 01

Register
You can do so by emailing VASProgress@vas-group.co.uk

STEP 02

Instruct
You can instruct whenever you are ready



Applicants

We look at transactions with a "can do" mentality, and underwrite each case manually on its own merits. As such, a strong background portfolio can be used to support applications where necessary.

Acceptable Borrowers

- ✓ Individuals
- ✓ LTD companies including SPVs and LLPs
- ✓ We can lend to trusts (at the underwriter's discretion £500,000 minimum loan)
- ✓ UK, Channel Islands and Isle of Man registered entities
- ✓ We can lend to first time landlords, as long as they are not also a first-time buyer
- ✓ Resident and non-resident Ex-Pats and Foreign Nationals

Ex-Pats and Foreign Nationals

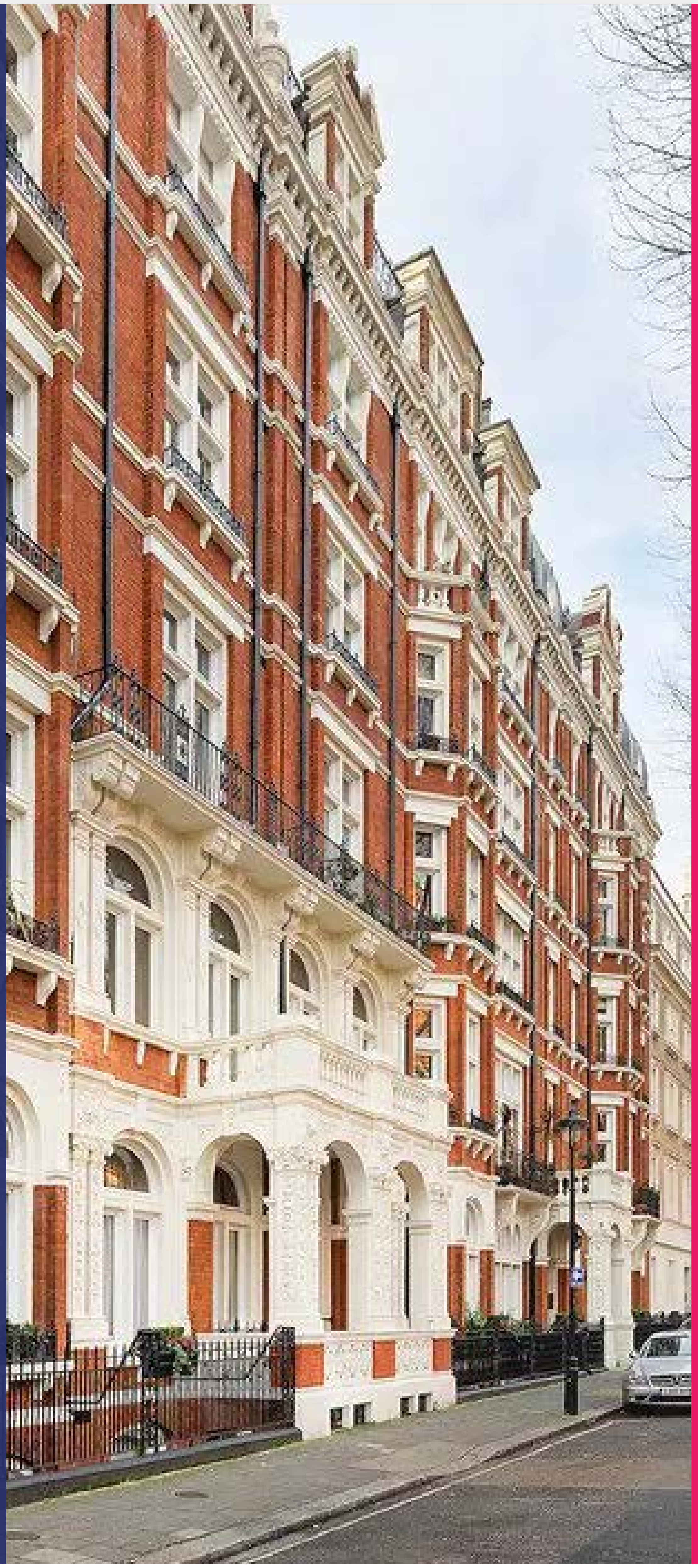
- ✓ Ex-Pats maximum loan £2m at 75% LTV
- ✓ Ex-Pats and Foreign Nationals maximum loan £2.5m at 70% LTV
- ✓ An established financial history in the UK is a must for us
- ✓ Borrowers should be employed by a traceable company and have a minimum income of £75k
- ✓ Acceptable Nationalities: UK / EU plus: Australia, Canada, China, Hong Kong, Iceland, India, Japan, Malaysia, New Zealand, Norway, Singapore, South Africa, South Korea, Switzerland and USA

Ex-Pats and **Foreign Nationals**

Borrowers up to **6 per application**

Maximum Loan Size
£5m per asset
£10m per borrower

Min age 25
Max age 80*



Please do get in touch if you are unsure about any of the criteria.

*At least one borrower to be over the age of 25 at the time of application, or at least one applicant to be under the age of 80 at the time of application.

Property Criteria

Acceptable Properties

- ✓ Residential property in England and Wales
- ✓ £10m single unit maximum property value
- ✓ Freehold houses up to 8 bedrooms
- ✓ HMOs up to 20 bedrooms
- ✓ Leasehold flats
- ✓ Multi-unit Freehold or Leasehold blocks*
- ✓ New build flats or houses
- ✓ Ex-Local Authority
- ✓ Residential property above commercial

Applicable ICR

- ✓ For purchases and remortgages
- ✓ Individuals: 125% - 145%
- ✓ Limited Companies & LLPs: 125%
- ✓ HMOs (up to 6 bedrooms): 125% - 145%
- ✓ HMOs (7-20 bedrooms): 135% - 145%
- ✓ PD: 150%

Unacceptable situations

- ✗ Politically exposed foreign nationals
- ✗ Imprisoned borrowers
- ✗ Borrowers with diplomatic immunity
- ✗ Foreign embassy staff
- ✗ Standard BTL properties with more than 8 bedrooms
- ✗ Diplomatic Agents
- ✗ Live-work units
- ✗ Flats above public houses, bars or nightclubs
- ✗ Grade 1 listed properties
- ✗ Properties with more than 3 acres of land
- ✗ Retirement or sheltered accommodation
- ✗ Properties where the 90-day value is lower than 80% of its open market value as indicated by valuer

* Min 70 years unexpired at end of term. No onerous or escalating ground rent/service charges.

HMOs up to **20 bedrooms**

No upper limit on the number of **MUFB units**

No limit on portfolio size

We accept New Builds and Holiday Lets

Talk to us

There's no better way to understand our criteria and processes than building a relationship with our sales team. They can provide an expert assessment of any case and make decisions quickly.

Please don't hesitate to get in touch if you would like to discuss an enquiry, or any of the criteria in this guide.

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lendco

Can do.

BACK TO START

Talk to our sales team today

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