Lendco BTL Guide

Updated 24.09.26

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5 Year Fixed Special Offer

Available for
Single assets

Loan size	Initial rate	Arrangement fee
Max loan £2m	5.44%	7%
Max loan £2m	5.79%	5%

Try our calculator online

New business only
Limited funds.

Reference rate
3M SONIA 3.82% (as of 1 Sept 2026)

Key information:

Minimum loan:
£100,000

ERCs • 5 Year
5% / 4% / 3% / 2% / 2%

Stress • 5 Year
Payrate

Reversion Rate
3m SONIA + 4.79%

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Fixed Rates | all asset types

Key information

Minimum 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%

Ex-Pat Rates + 0.25%
Max LTV: 75%. Minimum loan: £100,000

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

2 year fix

Property Type	Loan Size	Initial Rate	Arrangement Fee
Single assets	Up to £2m	4.34%	6%
		5.34%	4%
		5.84%	3%
HMO & MUB	Up to £2m	4.49%	6%
		5.49%	4%
		5.99%	3%

5 year fix

Property Type	Loan Size	Initial Rate	Arrangement Fee
Single assets	Up to £2m	5.94%	5%
		6.34%	3%
		6.54%	2%
HMO & MUB	Up to £2m	6.09%	5%
		6.49%	3%
		6.69%	2%

£2m+ Available on referral

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Trackers | all asset types

Key information

Minimum loan
£100,000

3m SONIA
3.82% (as of 1 September 2026)

ERCs
N/A

Stress
Payrate + 1%

Reversion Rate
3M SONIA + 4.79%

Ex-Pat Rates + 0.25%
Max LTV: 75%. Minimum loan: £100,000

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

2 year tracker

Asset Type	Loan Size	Initial Rate	Arrangement Fee	Payrate
Standard / HMO / MUB	£100k to £2m	3M SONIA + 1.15%	3%	4.97%
		3M SONIA + 1.65%	2%	5.47%
		3M SONIA + 2.15%	1%	5.97%

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

Bridge Exits

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?

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Product Transfers

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 menu.

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

Key information

Minimum loan
£100,000

Stress Rate
Payrate

ERCs
5% / 4% / 3% / 2% / 2%

Reversion Rate
3M SONIA + 4.79%

5 Year Fixed

Initial Rate
6.40%

Loan Size
Up to £2m

Arrangement Fee
5%

Max LTV
75%

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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 MUBs 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.

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

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

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

At a glance:

- Ex-Pats and Foreign Nationals
- Borrowers up to 6 per application
- Maximum loan size: £3m per asset £10m per borrower
- Min age: 25 Max age: 80*

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 rooms
- 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%
- Ltd Company, single asset & AST, £ for £ tracker: 110%

At a glance:

- HMOs up to 20 bedrooms
- No upper limit on the number of MUB units
- No limit on portfolio size
- We accept New Builds and Holiday Lets

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 I 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 the valuer

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

The Team | meet your new go-to BTL team

There's no better way to understand our criteria and processes than by 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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