

BUY TO LET PRODUCT RATES

(CORRECT AS AT 28TH JUNE 2019)

RECENT UPDATES

• 85% LTV rates reviewed • Revert rate now linked to VVR not LIBOR



	VIDA 1	VIDA 2	VIDA 3	VIDA 4
Combined total of CCJs and Defaults	0 in last 48 Months	0 in last 36 Months	0 in last 18 months of £250 or more 1 in last 24 months (including unsecured defaults)	0 in last 6 months of £250 or more 2 in last 24 months (including unsecured defaults)
Unsatisfied CCJs	No unsatisfied CCJs	No unsatisfied CCJs	Max £5,000 in total	Max £5,000 in total
Missed Mortgage/Secured Loan Payments (inc. car HP)	0 in last 36 months	0 in last 12 months	0 in last 12 months	0 in last 6 months
Maximum Worst Status	0 in last 36 months	1 in last 24 months	2 in last 24 months	2 in last 24 months
Unsecured credit/loan arrears (e.g. credit cards, catalogues, and personal loans)	1 missed payment, none over £50 in last 6 months Max product LTV 75%	1 missed payment, none over £100 in last 6 months Max product LTV 75%	2 missed payments, none over £100 in last 6 months	3 missed payments up to a combined total of £250 in last 6 months
Maximum Current Status	1	1	2	2

- DMPs considered providing satisfactorily conducted
- Customers repossessed in the last 10 years not acceptable
- Bankruptcy/IVA discharged over 6 years
- Adverse criteria assessed on combined adverse from all applicants

BUY TO LET PRODUCT RATES

5 YEAR FIXED FROM COMPLETION				
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4
85%	Limited Edition 5.29%*	-	-	-
80%	3.99%*	Limited Edition 4.79%	-	-
75%	3.69%*	4.64%	5.49%	-
70%	3.64%*	4.24%	5.39%	6.09%
65%	-	-	-	5.89%
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
Revert Rate	6.69% (VVR + 3.89%)			
ERC	3% / 2% / 2% / 2% / 1% (from completion)			
Maximum Loan (including fees)	Up to 85% LTV: £250k Up to 80% LTV: £750k Up to 75% LTV: £1m			

+ 0.30%
for £1M +
LOANS,
HMO/MUBs,
FTB

PLUS RANGE (LOANS ABOVE £1M, HMO/MUBs, FIRST TIME BUYERS)

PLUS – 5 YEAR FIXED FROM COMPLETION				
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4
85%	Limited Edition 5.59%*	-	-	-
80%	4.29%*	Limited Edition 5.09%	-	-
75%	3.99%*	4.94%	5.79%	-
70%	3.94%*	4.54%	5.69%	6.39%
65%	-	-	-	6.19%
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
Revert Rate	6.69% (VVR + 3.89%)			
ERC	3% / 2% / 2% / 2% / 1% (from completion)			
Maximum Loan (including fees)	Up to 85% LTV: £250k Up to 75% LTV: £1m Up to 80% LTV: £750k Up to 65% LTV: £1.5m		£1m	

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

*Reduced fee of 1% (min £495) for loans up to £150,000 (including fee)

LIMITED EDITION

- Excludes FTB/FTL's and properties inside the M25
- Max loan £250k
- Fees cannot be added above max LTV
- No top ups available

Vida Variable Rate (VVR) is:

2.80% set on 28.06.19

DIP possible in under 10 minutes at www.vidahomeloans.co.uk

BUY TO LET PRODUCT RATES

2 YEAR FIXED FROM COMPLETION				
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4
85%	Limited Edition 4.59% ⁺	-	-	-
80%	3.74% ⁺	Limited Edition 4.19%	-	-
75%	3.34% ⁺	3.79%	4.54%	-
70%	3.19% ⁺	3.69%	4.39%	5.59%
65%	-	-	-	5.54%
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
Revert Rate	6.69% (VVR + 3.89%)			
ERC	3% / 2% (from completion)			
Maximum Loan (including fees)	Up to 85% LTV: £250k Up to 80% LTV: £750k Up to 75% LTV: £1m			



PLUS RANGE (LOANS ABOVE £1M, HMO/MUBs, FIRST TIME BUYERS)

PLUS – 2 YEAR FIXED FROM COMPLETION				
Max LTV	VIDA 1	VIDA 2	VIDA 3	VIDA 4
85%	Limited Edition 4.89% ⁺	-	-	-
80%	4.04% ⁺	Limited Edition 4.49%	-	-
75%	3.64% ⁺	4.09%	4.84%	-
70%	3.49% ⁺	3.99%	4.69%	5.89%
65%	-	-	-	5.84%
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £1,995 £250,001 or more: 1.50%	Loans up to £250,000: £1,495 £250,001 or more: 1.25%		
Revert Rate	6.69% (VVR + 3.89%)			
ERC	3% / 2% (from completion)			
Maximum Loan (including fees)	Up to 85% LTV: £250k Up to 75% LTV: £1m Up to 80% LTV: £750k Up to 65% LTV: £1.5m		£1m	

Exclude fees when calculating Maximum LTV, include fees when calculating Maximum Loan

*Reduced fee of 1% (min £495) for loans up to £150,000 (including fee)

LIMITED EDITION

- Excludes FTB/FTL's and properties inside the M25
- Max loan £250k
- Fees cannot be added above max LTV
- No top ups available

BTL FEE SAVER RANGE

FEE SAVER PRODUCT FEATURES

- For BTL Fee Saver add just 0.10% on to the Initial Rate
- For properties up to £500,000, one free standard valuation and refund of the reduced £49 assessment fee*
- For properties over £500,000, refund of valuation and assessment fee (maximum £650)**
- £200 non repayable contribution towards legal fees paid within 30 days of completion
- Available on core BTL products including Expats, PLUS, HMOs and Portfolios (not available on the 1% fee or Limited Edition products)
- Purchase or Remortgage

*For properties up to £500,000, one free standard valuation and refund of the reduced £49 assessment fee paid at application within 30 days of completion into the mortgage direct debit account.

**For properties valued above £500,000, the standard valuation and assessment fee is payable upon application, but is refunded (up to a maximum of £650) within 30 days of completion into the mortgage direct debit account.

Procurator Fee

0.45%

DIP possible in under 10 minutes at www.vidahomeloans.co.uk

BUY TO LET PRODUCT RATES

VIDA EXPAT CRITERIA	
Combined CCJs & Defaults	No CCJs or Defaults in last 48 Months
Unsatisfied CCJs	No unsatisfied CCJs
Missed Mtge/Secured Loan Payments	0 in last 36 months
Maximum Worst Status	0 in last 36 months
Unsecured credit/loan arrears (e.g. credit cards, catalogues, and personal loans)	1 missed payments up to a total of £50 in last 6 months
Maximum Current Status	1
Debt Management Plans	Considered providing satisfactorily conducted
Bankruptcy/IVA/DRO	Discharged over 6 years
Debt Consolidation	Available up to scheme limits
Previous Property Repossession	Customers repossessed in the last 10 years are not acceptable
Adverse Criteria	Assessed on total combined adverse from all applicants

VIDA EXPAT RATES	
2 YEAR FIXED FROM COMPLETION	
75% LTV*	3.84% (3.94% Fee Saver)
70% LTV	3.69% (3.79% Fee Saver)
ERC	3% / 2% (from completion)
5 YEAR FIXED FROM COMPLETION	
75% LTV*	4.04% (4.14% Fee Saver)
70% LTV	3.99% (4.09% Fee Saver)
ERC	3% / 2% / 2% / 2% / 1% (from completion)
Product Fee (can be added to the loan above Max LTV)	Loans up to £250,000: £2,495. £250,001 or more: 1.75%
Revert Rate	6.69% (VVR + 3.89%)
Maximum Loan (including fees)	£1,000,000 (£500,000 first time landlord)

*Australia max LTV 70%. Non EEA landlords require a minimum property value of £150,000, £70,000 for EEA



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BUY TO LET HIGHLIGHTS

- EXPATS INVESTING IN UK**
For existing UK property owners living or working in over 180 countries
No minimum income required
- HOUSES OF MULTIPLE OCCUPANCY (HMO)**
Up to 8 bedrooms
Just one year's landlord experience required
Min 130% rental cover
- BTL FEE SAVER RANGE**
1 FREE valuation on properties up to £500k
£200 contribution towards legal fees
- RENTAL CALCULATION**
125% rental income for basic rate tax payers and limited companies.
Based on higher of pay rate + 2% or 5.5% (5 year fixed on pay rate)
- MULTI UNIT BLOCKS**
Up to 5 units
Just one year's landlord experience required
Min 130% rental cover
- OLDER AND RETIRED LANDLORDS**
Interest only up to 85% LTV
Age up to 95 at the end of the term (Ltd company)
No minimum income required
- TRADING COMPANY OR SPV**
Available on any trading limited company with just 1 year's accounts
Floating charge not required on SPVs
- RENTAL TOP-UP**
Will allow surplus income to top up rental income for single units
From 115% for basic rate tax payers
From 120% for higher rate tax payers
- IMPAIRED CREDIT HISTORY**
Small or life events allowed
Up to 2 CCJs & 2 missed mortgage payments allowed up to 70% LTV
- PORTFOLIO LANDLORDS (4 OR MORE BTL PROPERTIES)**
Up to 20 Properties/£4m with Vida Homeloans
Up to 100 BTL properties in total with average LTV up to 80%
1 year's landlord experience required
- NEW BUILD**
Flats & Houses to 85% LTV
6 month offer and up to 6 month extension available
Now accept completion certificate instead of re-inspection

DIP possible in under 10 minutes at www.vidahomeloans.co.uk

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