

## Buy-to-let mortgage product guide

This product guide should be read alongside our lending criteria. Our mortgages have limited availability and may be withdrawn at any time. If a mortgage product is withdrawn, we will not be able to receive applications for it.

### Property purchases and remortgages

Mortgages for Individuals and Limited Companies

Tenancy type	Maximum LTV	Product	Product fee	Pay rate	Follow-on rate	Overpayment allowance in each 12-month period	
Individual Standard BTL (Including First Time Landlords and Portfolio Landlords)	75%	2 year fixed	2.50%	5.55%	7.94% (BoE BR + 2.69%)	10%	
		2 year fixed	4.50%	4.55%			
		5 year fixed	3.00%	5.84%			
		5 year fixed	5.00%	5.44%			
	80%	2 year fixed	2.50%	5.65%		7.94% (BoE BR + 2.69%)	10%
		2 year fixed	4.50%	4.65%			
		5 year fixed	3.00%	5.94%			
		5 year fixed	5.00%	5.54%			
	75%	2 year tracker	3.00%	6.39% (BoE BR +1.14%)	7.94% (BoE BR + 2.69%)	N/A	
		5 year tracker		7.39% (BoE BR +2.14%)			
	80%	2 year tracker		6.49% (BoE BR +1.24%)			
		5 year tracker		7.49% (BoE BR +2.24%)			
	75%	Variable Rate		7.49% (BoE BR +2.24%)	N/A		
	80%			7.59% (BoE BR +2.34%)			

Tenancy type	Maximum LTV	Product	Product fee	Pay rate	Follow-on rate	Overpayment allowance in each 12-month period	
Limited Company Standard BTL (Including First Time Landlords and Portfolio Landlords)	75%	2 year fixed	2.50%	5.55%	7.94% (BoE BR + 2.69%)	10%	
		2 year fixed	4.50%	4.55%			
		5 year fixed	3.00%	5.84%			
		5 year fixed	5.00%	5.44%			
	80%	2 year fixed	2.50%	5.65%		7.94% (BoE BR + 2.69%)	10%
		2 year fixed	4.50%	4.65%			
		5 year fixed	3.00%	5.94%			
		5 year fixed	5.00%	5.54%			
	75%	2 year tracker	3.00%	6.39% (BoE BR +1.14%)	7.94% (BoE BR + 2.69%)		N/A
		5 year tracker		7.39% (BoE BR +2.14%)			
	80%	2 year tracker		6.49% (BoE BR +1.24%)			
		5 year tracker		7.49% (BoE BR +2.24%)			
	75%	Variable Rate		7.49% (BoE BR +2.24%)		N/A	
	80%			7.59% (BoE BR +2.34%)			

Tenancy type	Maximum LTV	Product	Product fee	Pay rate	Follow-on rate	Overpayment allowance in each 12-month period			
Specialist BTL (MUFB*, HMO*, Holiday Let, New Build* and Investor Led*) *Max LTV: 75%	75%	2 year fixed	2.50%	5.65%	7.94% (BoE BR + 2.69%)	10%			
		2 year fixed	4.50%	4.65%					
		5 year fixed	3.00%	5.94%					
		5 year fixed	5.00%	5.54%					
	80%	2 year fixed	2.50%	5.75%		7.94% (BoE BR + 2.69%)	10%		
		2 year fixed	4.50%	4.75%					
		5 year fixed	3.00%	6.04%					
		5 year fixed	5.00%	5.64%					
	75%	2 year tracker	3.00%	6.49% (BoE BR +1.24%)	7.94% (BoE BR + 2.69%)		N/A		
		5 year tracker		7.49% (BoE BR +2.24%)					
	80%	2 year tracker		6.59% (BoE BR +1.34%)				7.94% (BoE BR + 2.69%)	N/A
		5 year tracker		7.59% (BoE BR +2.34%)					
	75%	Variable Rate		7.59% (BoE BR +2.34%)	N/A	N/A			
	80%			7.69% (BoE BR +2.44%)					

## Early repayment charges (ERC)

Fixed Rate Duration	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
2 years	2%	1%								
5 years	5%	4%	3%	2%	1%					

## Bank of England base rate

We use the Bank of England base rate (BBR) for calculating any variable interest rates. This includes the follow-on rate, which is applicable once your initial fixed term ends, as well as the pay rate for tracker products.

Date last set	Interest rate
3 August 2023	5.25%

If the Bank of England base rate changes, the figure we use will automatically change one business day after the change has occurred. The lowest figure we will apply for BBR at any time is 0.10%.

## Interest Coverage Ratio

	Basic rate taxpayer	Higher rate taxpayer	Additional rate taxpayer
Individual	125%	145%	145%
Limited company/SPV	125%		

## Stress rate

	Fixed Rates of Less than 5 Years	Fixed Rates of 5 or More Years	Tracker Rates	Variable Rates
Stress rate	The higher of: pay rate or follow-on rate (minimum of 5.5%).	The pay rate	The higher of: pay rate +2% or follow-on rate (minimum of 5.5%).	The pay rate +2% (minimum of 5.5%)

## Other notes

Minimum property value of £75,000.

The information above is correct at time of publishing. Molo reserves the right to change or withdraw any of the above products at any time.

IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A 'RECEIVER OF RENT' MAY BE APPOINTED AND / OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.