

## Buy-to-let mortgage product guide

This product guide should be read alongside our lending criteria, which you can find on [molofinance.com](https://molofinance.com)

Our products have limited availability and may be withdrawn at any time. After withdrawing a product, we won't be able to receive any applications for it.

### Property purchases and remortgages

#### Mortgages for individuals

Tenancy type	Maximum LTV	Product	Initial interest rate	Product fee	Follow-on rate	Overpayment allowance in each 12-month period
Standard	75%	2 year fixed	2.79%	1.0% or £1,750	4.41% (Libor + 4.31%)	10%
		5 year fixed				
	80%	2 year fixed	3.29%	1.5% or £1,750		
		5 year fixed				
HMO	65%	2 year fixed	3.05%	1.5% or £2,950		
		5 year fixed	3.44%			
	75%	2 year fixed	3.35%			
		5 year fixed	3.74%			

#### Mortgages for limited companies

Tenancy type	Maximum LTV	Product	Initial interest rate	Product fee	Follow-on rate	Overpayment allowance in each 12-month period
Standard	65%	2 year fixed	2.95%	1.0% or £1,950	4.41% (Libor + 4.31%)	10%
		5 year fixed	3.34%			
	75%	2 year fixed	3.00%			
		5 year fixed	3.50%			
	80%	2 year fixed	3.95%	1.5% or £1,950		
		5 year fixed	4.25%			
HMO	65%	2 year fixed	3.05%	1.5% or £2,950		
		5 year fixed	3.44%			
	75%	2 year fixed	3.35%			
		5 year fixed	3.74%			

## Early repayment charges (ERC)

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 year fixed	2%	1%			
5 year fixed	5%	4%	3%	2%	1%

## 3-month GBP Libor rate

Date last set	Interest rate
16 <sup>th</sup> September 2020	0.10%

The Libor rate we use is updated on the 15<sup>th</sup> March, June, September and December of each year. If this falls on a weekend or a bank holiday, it will be updated on the next working day.

## Interest coverage ratio (ICR)

	Basic rate tax payer	Higher rate tax payer	Additional rate tax payer
Individual	125%	150%	153%
Limited company	125%		
New build	150%		
HMO	160%		

## Stress rate

	For 2 year products	For 5 year products
Stress rate	Higher of: initial interest + 2% or follow-on rate (minim. of 5.5%)	The initial interest rate

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.**