

# Example mortgage

17/01/2022



## Here's what you told us:

You want to **buy** an **hmo tenancy** property as an **individual borrower** with a deposit of **£50,000**.

We could lend you **£150,000** for a property worth **£200,000** at **75% loan-to-value**.

## 5 Year Fixed

### BASIC PRODUCT DETAILS

Initial interest rate	3.74%
Interest rate type	Fixed
Initial rate term	60 months
Reversionary rate	4.56%

### LOAN DETAILS

Loan amount	£150,000
Mortgage term	25 years

### PAYMENTS

Total cost	£31,000
Initial monthly payment	60 x £467.50
Followed by	240 x £570.00
Total amount to be repaid	£318,514
Total interest payable	£164,850
APRC	4.6%

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## PRODUCT COST AND FEES

Product fee	2.0%
This will be payable to Molo before the completion of your loan.	(£2,950)

Valuation fee - estimate of what is payable to Molo before Offer	£210
You might need to pay for a physical valuation of the property (this fee is only indicative)	

Legal fees - estimate of what is payable to our legal adviser for acting on our behalf and payable before the loan starts	£504
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This is an indicative fee based on a BTL purchase by a limited company with a loan amount up to £250,000, on a dual representative basis. You may choose to use your own solicitor instead, but you will need to pay an additional fee for our legal work. [What legal fees will I pay?](#)

Note: If you're applying as a company, we require you to take [Independent Legal Advice \(ILA\)](#)

## PRODUCT FEATURES

Overpayment	10.00% of the outstanding balance in each 12 month period. Early Repayment Charges will apply for overpayments that go over this limit
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## EARLY REPAYMENT CHARGES

We only charge this if you pay off your mortgage early

Year 1	5%
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Year 2	4%
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Year 3	3%
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Year 4	2%
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Year 5	1%
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Redemption fee	£100
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## Disclaimer

This document was produced on the basis of the information that you have provided so far and on the current financial market conditions. This remains valid until 20/12/2030. After this date, it may change in line with market conditions.

This document does not constitute an obligation for Molo to grant you a loan.