

# Example mortgage

19/04/2024



## Here's what you told us:

You want to **buy** an **holiday let tenancy** property as an **individual borrower** with a deposit of **£105,000**.

We could lend you **£195,000** for a property worth **£300,000** at **65% loan-to-value**.

## 5 Year Tracker

### BASIC PRODUCT DETAILS

Initial interest rate	7.54%
Interest rate type	Tracker
Initial rate term	60 months
Reversionary rate	7.24%

### LOAN DETAILS

Loan amount	£195,000.00
Mortgage term	25 years

### PAYMENTS

Total cost	£79,125
Initial monthly payment	60 x £1,225.25
Followed by	240 x £1,176.50
Total amount to be repaid	£556,485
Total interest payable	£355,875
APRC	7.9%

Most buy-to-let mortgages are not regulated by the Financial Conduct Authority.

ColCap Financial UK Limited trading as Molo. ColCap Financial UK Limited is a company registered in England & Wales with registration number 14127877 with its registered office at 1 Bartholomew Lane, London, EC2N 2AX.

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## PRODUCT COST AND FEES

Product fee	2.0%
This will be payable to Molo before the completion of your loan.	(£3,900)

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	£1,500
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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

No early repayment charges

## 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 03/04/2023. 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.

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