

Buy-to-let mortgage product guide

This product guide should be read alongside our lending criteria, which is available at molofinance.com

Our products have limited availability and may be withdrawn at any time.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

Property purchases and remortgages

Products for individuals

Borrowers must have less than 4 buy-to-let mortgaged properties at the time of completion.

Maximum LTV	Product	Initial interest rate	Product fee	Follow-on rate	Overpayment allowance in each 12 month period
65%	2 year fixed	2.26%	£450 for purchases £0 for remortgages	5.10% (3 month Libor + 4.26%)	10%
	3 year fixed	2.64%			
	5 year fixed	2.77%			
	2 year tracker	2.26% (3 month Libor + 1.42%)			
75%	2 year fixed	2.45%			10%
	3 year fixed	2.87%			
	5 year fixed	3.21%			
	2 year tracker	2.45% (3 month Libor + 1.61%)			

Products for limited companies

Borrowers must have less than 4 buy-to-let mortgaged properties at the time of completion.

Maximum LTV	Product	Initial interest rate	Product fee	Follow-on rate	Overpayment allowance in each 12 month period
65%	2 year fixed	3.60%	£450 for purchases £0 for remortgages	5.10% (3 month Libor + 4.26%)	10%
	3 year fixed	3.89%			
	5 year fixed	3.97%			
	2 year tracker	3.60% (3 month Libor + 2.76%)			
75%	2 year fixed	3.70%			10%
	3 year fixed	3.95%			
	5 year fixed	4.04%			
	2 year tracker	3.70% (3 month Libor + 2.86%)			

Early repayment charges (ERC)

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 year fixed	2%	1%			
3 year fixed	3%	2%	1%		
5 year fixed	5%	4%	3%	2%	1%
2 year tracker	0% (No early repayment charges)				

3 month GBP Libor rate

Date last set	Interest rate
15th March 2019	0.84%

The Libor rate is updated on the 15th March, June, September and December of each year. (If this falls on a bank holiday or on a weekend, 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 (SPV)	125%		

Stress rates

	For 2 and 3 year products	For 5 year products	
		Individual	Limited company (SPV)
Stress rate	Higher of: initial interest rate + 2%, or 5.5%	Higher of: 125% of initial interest rate, or 3.5%	Higher of: 115% of initial interest rate, or 4.4%

The information above is correct at time of publishing. Molo reserves the right to withdraw any of the products in this guide at any time, or to change the actual rate quoted.

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.