

Buy-to-let mortgage product guide

Please note that this product guide should be read alongside our lending criteria, which is available on our website.

Mortgage product availability

Our products have limited availability and may be withdrawn at any time. After a product is withdrawn no further applications will be accepted.

Buying a property

Property Purchase 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	Reverting to the following interest rate for the remaining term	Overpayment Allowance in each 12 month period	Incentives
65%	2 year fixed	1.76%	£450	3 month Libor + 4.20% (currently 5.10%)	10%	None
	3 year fixed	2.20%	£450		10%	
	5 year fixed	2.26%	£450		10%	
	2 year tracker	3 month Libor + 0.86% (currently 1.76%)	£450		Unlimited	
75%	2 year fixed	1.98%	£450		10%	
	3 year fixed	2.69%	£450		10%	
	5 year fixed	2.81%	£450		10%	
	2 year tracker	3 month Libor + 1.08% (currently 1.98%)	£450		Unlimited	
80%	2 year fixed	3.89%	£450		10%	
	3 year fixed	3.99%	£450		10%	
	5 year fixed	4.19%	£450		10%	

Property Purchase 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	Reverting to the following interest rate for the remaining term	Overpayment Allowance in each 12 month period	Incentives
65%	2 year fixed	3.39%	£450	3 month Libor + 4.20% (currently 5.10%)	10%	None
	3 year fixed	3.69%	£450		10%	
	5 year fixed	3.79%	£450		10%	
	2 year tracker	3 month Libor + 2.49% (currently 3.39%)	£450		Unlimited	
75%	2 year fixed	3.49%	£450		10%	
	3 year fixed	3.79%	£450		10%	
	5 year fixed	3.84%	£450		10%	
	2 year tracker	3 month Libor + 2.59% (currently 3.49%)	£450		Unlimited	
80%	2 year fixed	4.06%	£450		10%	
	3 year fixed	4.16%	£450		10%	
	5 year fixed	4.26%	£450		10%	

Remortgaging a property / Remortgaging a property and borrowing more

Remortgage 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	Reverting to the following interest rate for the remaining term	Overpayment Allowance in each 12 month period	Incentives						
65%	2 year fixed	1.76%	None	3 month Libor + 4.20% (currently 5.10%)	10%	None						
	3 year fixed	2.20%			10%							
	5 year fixed	2.26%			10%							
	2 year tracker	3 month Libor + 0.86% (currently 1.76%)			Unlimited							
75%	2 year fixed	1.98%			None		3 month Libor + 4.20% (currently 5.10%)	10%	None			
	3 year fixed	2.69%						10%				
	5 year fixed	2.81%						10%				
	2 year tracker	3 month Libor + 1.08% (currently 1.98%)						Unlimited				
80%	2 year fixed	3.89%						None		3 month Libor + 4.20% (currently 5.10%)	10%	None
	3 year fixed	3.99%									10%	
	5 year fixed	4.19%									10%	

Remortgage Products for Limited Companies

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

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	3 year fixed	3.69%			10%							
	5 year fixed	3.79%			10%							
	2 year tracker	3 month Libor + 2.49% (currently 3.39%)			Unlimited							
75%	2 year fixed	3.49%			None		3 month Libor + 4.20% (currently 5.10%)	10%	None			
	3 year fixed	3.79%						10%				
	5 year fixed	3.84%						10%				
	2 year tracker	3 month Libor + 2.59% (currently 3.49%)						Unlimited				
80%	2 year fixed	4.06%						None		3 month Libor + 4.20% (currently 5.10%)	10%	None
	3 year fixed	4.16%									10%	
	5 year fixed	4.26%									10%	

Early repayment charges

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 December 2018	0.90%

* The Libor rate will be 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 products less than 5 years	Fixed rates 5 years and over
Stress Rate	The greater of initial interest rate + 2%, or 5.5%	The initial interest rate

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 or vary 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.