

Reasons to choose us for Buy to Let



Flexible affordability approach

Maximum rental cover at the Buy to Let affordability rate on an interest only basis.

Rental cover			Buy to Let affordability rate	
Application type	At least one applicant's income tax band is 20% or less ¹	All applicants' income tax bands are 40% or 45%	Less than 5 year products	5 year fixed
Purchase or remortgages with capital raising	130%	145%	5.50%	4.00% (no porting)
Remortgages without capital raising (£4£)			4.00%	

¹Income tax band to include profit on rental income for all properties at completion. The property being mortgaged with Santander must be self-financing.



Use our **Buy to Let calculator** to quickly tell you how much your client could borrow.



Income

- **£25,000 minimum income** for at least one applicant.
- **All income types accepted** (excluding rental income).



Lending criteria

- **Maximum term** 40 years.
- **Maximum age at maturity** is 85th birthday.



Benefit packages

- **Free standard valuation** up to a property value of £2.5 million.
- Plus for remortgages a choice of **standard legal fees paid** or **cashback** (ERC applies).



Tenancy types

- **Assured Shorthold Tenancy** (minimum six months, maximum 36 months), including UK jurisdictional equivalents.
- **Maximum of four named individuals** on a single tenancy; and no more than one tenancy agreement.



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 **Santander for Intermediaries**

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