Intermediary Buy to Let lending criteria

November 2026

What's changed?

The following section has been added:

- **Concessionary purchases**

Eligibility questions

We'll not be able to proceed with the application if any of the following apply:

1. Any client is aged under 21.
2. Any client is aged over 80.
3. Any client who meets the income criteria doesn't have permanent right to reside in the UK.
4. For single applications, your client doesn't own a residential or Buy to Let property (not commercial) in the UK. For joint applications, neither client owns a residential or Buy to Let (not commercial) property in the UK.
5. For purchase **or** remortgage applications, on completion of this mortgage, your clients will own more than 3 mortgaged let properties on their own or with anyone else or more than 10 let properties.
6. For remortgage without capital raising applications (£4£), on completion of this mortgage, your clients will own more than 3 mortgaged let properties with Santander or more than 10 let properties.
7. This Buy to Let mortgage is FCA regulated.
8. The property value is below £75,000.
9. The LTV will be more than 75%.
10. The application includes any capital raising for business use, other than for Buy to Let purposes.
11. The property is subject to planning restrictions preventing occupation for 52 weeks a year.
12. The property will be let to more than 4 named individuals on a single tenancy agreement or more than 1 tenancy agreement.
13. The (proposed) tenant or tenants previously owned the property.
14. The property is leasehold and the leaseholder will retain a controlling interest in the freehold.
15. The property is a freehold flat.

16. You (the intermediary) don't hold the appropriate interim permission or authorisation from the FCA to allow you to submit this application to us.

Acceptable income

At least 1 client must have a minimum income of £25,000.

Income types

We won't accept rental income from Buy to Let properties, child benefit, child tax credit, working tax credit, Universal Credit, pension credit or maintenance payments to meet this £25,000 minimum income requirement. Please refer to our evidence requirements guide for further details.

Main annual income	Other
Permanent employment - basic salary	Bonus or commission where the amounts are regular and consistent
Fixed term contract (PAYE)	Overtime where the amounts are regular and consistent
Short-term renewable contract (PAYE)	Car allowance
Salary for a director of a limited company	London weighting/large town allowance
Net profit of a sole trader/partnership	Permanent shift allowance
Director's dividends	Indefinite mortgage subsidies or housing allowances
Private/company pensions and annuities	Second job - where this is ongoing and sustainable
State pension	Bonus, commission or overtime paid monthly where the amounts are regular but inconsistent
Employed in a family business	Annual bonus or commission

	Other bonus, commission or overtime paid less frequently than monthly
	Long-term mortgage subsidies or housing allowances
	Indefinite state benefits (DWP/HMRC)
	Investment income (excludes rental income)
	Fostering income

Evidence of income is required in all cases and should be retained on file with the declaration for a minimum of 2 years from the date of completion. Please make sure proof of income is obtained for each client prior to the date of the mortgage application.

Additional borrowing/further advances

Please note we don't currently offer additional loans if your client has a Buy to Let or consent to let mortgage.

Affordability

Our Buy to Let calculator confirms the maximum we may be able to lend up to 75% LTV.

All Buy to Let properties must meet the following criteria:

- Our minimum rental cover at the Buy to Let affordability rate on an interest only basis:

Application type	Rental cover		Buy to Let affordability rate	
	All clients' income tax bands are 20% or less[1]	Any client's income tax band is higher than 20%	Less than 5 year products	5 year fixed

Purchase or remortgages with capital raising	125%	145%	7.50%	5.50%
Remortgages without capital raising (£4£)	125%	145%	5.50%	5.50%

[1]The income tax band selected should take into account profit on rental income for all properties that your client will own on completion.

For Limited Company Directors please use their highest tax band payable to ensure all income is included. For more information on income tax bands please visit https://www.gov.uk/income-tax-rates

- You'll need to see evidence from your clients that they meet this criteria before you submit the mortgage application, for example a copy of their latest mortgage statement. You'll also need to keep this on file for the term of the mortgage contract. We may need to see a copy of this evidence.
- The property being mortgaged with Santander must be self-financing.
- We use the lower of our valuer's opinion of the rent or the ongoing/anticipated rent received.

Age

- Minimum age at application is 21.
- Maximum age at the end of the mortgage term can't exceed any applicant's 85th birthday.

Applicants

Maximum of 2 clients per application.

Cladding

For most flats, the valuer won't ask for any information before they complete the valuation report. So, you don't need to send us anything upfront. If the valuer finds there is cladding that raises a concern and we don't already hold building records, they'll let you know what they need to give a valuation.

If the valuer asks for further information, you should provide this in the exact format they've asked for. It should be on headed paper from the building owner or management company.

England, Wales and Northern Ireland
Although we'll consider other supporting documents, we still need a letter from the building owner or management company if the valuer asks for this.

Scotland
We may be able to accept an EWS1 for the individual flat concerned if it's sent with a letter of provenance.

Client contact information

All new mortgage applications submitted must provide a personal email address and mobile number for each client.

If your client is unable or unwilling to give this information through the intermediary application process and they still wish to apply for a Santander mortgage, they'll need to contact Santander directly by phone.

Commission, bonus or overtime

Primary income (100%)	Acceptable proof
Bonus, commission or overtime	**To use as primary income, amounts must be regular and consistent and not a short term trend.** **We'll use the lowest monthly payment from the last 3 months' payslips x12.** • If paid monthly, latest 3 months' payslips required. • If paid weekly, 4 weeks' consecutive payslips required, along with 1 payslip from each of the previous 2 months identifying the bonus/commission/overtime payment. Where the income isn't supported by the year to date figure, we may reduce the income accordingly. Please record an explanation in the 'General notes' section of Introducer Internet, where there is a valid reason.

Secondary income (70%)	Acceptable proof

Bonus, commission or overtime	**Where amounts are regular but inconsistent.** **We'll use an average from the last 3 months' payslips x12.** • If paid monthly, latest 3 months' payslips required. • If paid weekly, 4 weeks' consecutive payslips required, along with one payslip from each of the previous 2 months identifying the bonus/commission/overtime payment. Where the income isn't supported by the year to date figure, we may reduce the income accordingly. Please record an explanation in the 'General notes' section of Introducer Internet, where there is a valid reason.
Bonus, commission or overtime paid less frequently than monthly e.g quarterly	• 3 payslips showing the last 3 bonus/commission/overtime payments received. Where the income isn't supported by the year to date figure, we may reduce the income accordingly. Please record an explanation in the 'General notes' section of Introducer Internet, where there is a valid reason.
Annual bonus or commission	• Most recent payslip showing bonus or commission payment; and • Previous payslip or P60 evidencing the bonus or commission paid in the previous tax year.

Concessionary purchases

Please refer to our undervalue transactions page.

Conflict of interest

Intermediaries are required to act appropriately where an application represents a potential conflict of interest situation. This applies to both new business and product transfer applications. You can't deal with an application in your own name. This includes acting as the accountant for your self-employed applications where you're a qualified accountant.

For firms where there is no independent person to process the application and validate all necessary documentation, the application will need to be put through another firm.

Credit history

- Landlord must be creditworthy and have a good track record as evidenced by a good credit score.
- Landlord mustn't be overcommitted on other secured and unsecured borrowing.

Declines

If you wish to appeal a declined AIP or FMA, please speak to your dedicated contact.

Deposits

All parties contributing towards the purchase of a Buy to Let should be named as a client and meet the criteria stated.

We don’t accept deposit funds originating from a child’s bank account or directly from a business bank account without having been declared as personal income.

Where deposit funds originate from outside of the United Kingdom, your client will be required to state the origin of funds and additional checks may apply. Please refer to our evidence requirements > proof of deposit section for a list of countries/jurisdictions from where we don't accept deposit funds.

We don't accept cryptocurrencies as a source of deposit.

Applications where a third party is providing towards the deposit may be considered subject to sufficient supporting information. However we don't accept:

- Second charges on Buy to Let properties
- Trust agreements
- Conditional gifts i.e. that may have to be repaid
- Gifts that require fees, payments, or charges
- A gift donor having an interest in the management of a Buy to Let property
- A gift donor occupying the Buy to Let property (under tenancy or otherwise)
- A gift donor having any existing interest in the property* (e.g. vendor, tenant, freeholder etc.).

*Please note this also includes where the gift is coming from a joint bank account or where the funds are from the sale of a previously owned joint property with the gift donor.

For gifted deposit applications where the funds are received from abroad, there are some additional requirements we may ask for to evidence the deposit. Please refer to our evidence requirements guide for more details.

Dual representation

Buy to Let applications aren't accepted on a dual representation basis.

Early repayment charges (ERC)

If an ERC applies to a loan part, your clients can make capital repayments of up to 10% of the balance on this loan part each calendar year without incurring a charge. A minimum amount may apply. If the product fee has been added to the loan, your client can repay this up to 21 days following completion. Repayment of the product fee won't affect your client's 10% ERC free allowance.

The mortgage must remain with us until the product charge end date or any applicable ERC will be charged. In addition, if a benefit package is taken with the product, there's a benefit package end date which may differ from the product charge end date. If the benefit package end date is before the product charge end date, an ERC will still be applicable until the product charge end date.

Should your client redeem their mortgage before the benefit package end date, they'll need to repay the benefit (£250 cashback or £200 for remortgage legal work). The benefit package end date is shown on the mortgage illustration and the rate bulletin. The repayment of the benefit package ERC will be in addition to any product ERC which may apply.

Your client won't pay any applicable ERC if on or before the charge end date, they:

- simultaneously with redemption take a mortgage on a new property that completes with us for the same amount and product terms as the previous mortgage. Please see the 'Porting' section for more information; **or**
- simultaneously with redemption, if their existing deal has 9 months or less to expiry at application, choose to take a new product with us for a least the same amount.

A product ERC is a percentage of your client's outstanding mortgage balance at the time of redemption. The level of charge differs by product term. The ERC percentage remains the same until the product charge end date.

Eligibility criteria

All Buy to Let applications

- Minimum age at application is 21.
- Maximum age at the end of the mortgage term can't exceed any applicant's 85th birthday.
- At least 1 client owns a residential or Buy to Let property (not commercial) in the UK.
- We need 3 years' address history.
- At least 1 client must have a minimum income of £25,000:
    - We won't accept rental income from Buy to Let properties, child benefit, child tax credit, working tax credit, Universal Credit, pension credit or maintenance payments to meet this £25,000 minimum income requirement.

We don't accept applications from the following:

- First time buyers.
- Limited companies, partnerships or trusts.
- Where your client's main income is net profit from their property portfolio e.g. professional landlords.
- Where a property is being sold by a limited company to 1 of its directors, or a connected person. A 'connected person' includes a spouse/civil partner, a parent or child/step child of the director.
- Where your client is looking to buy a property that they're currently renting.

Property criteria

The table below shows the maximum number of properties your clients can own on completion for purchase and remortgage applications.

Maximum number of mortgaged let properties with any lender	3
Maximum number of let properties	10 (of which a maximum of 3 can be mortgaged)

Portfolio landlords

We only consider portfolio landlords if the application is a remortgage without capital raising (£4£).

For these clients, the application must meet the following property criteria on completion:

Maximum number of mortgaged let properties with Santander	3
Maximum number of let properties (mortgaged and mortgage-free)	10

We don't accept portfolio landlords for new purchase applications or remortgages with capital raising.

Fees

All mortgage fees are the same as residential rates set out in the Santander tariff of mortgage charges

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Foreign currency income

We'll consider applications where any element of income is paid in any of the following foreign currencies:

- US Dollar (USD)
- Euro (EUR)
- Swiss Franc (CHF)
- UAE Dirham (AED)

The sterling equivalent must be calculated and discounted by 25% to allow for currency fluctuations. This figure must be input into the £ equivalent field in Introducer Internet.

You must record in the general notes within the 'Regulation' section in the full mortgage application in Introducer Internet:

- Foreign currency amount
- GBP equivalent
- Exchange rate on the day of the calculation
- Date of calculation.

Foreign nationals

We consider applications from non-UK/non-Irish nationals.

We don't accept applications from foreign nationals holding diplomatic immunity.

For applications where their income is used to meet the £25,000 minimum income criteria, your client must have the permanent right to reside in the UK e.g. pre-settled or settled status or indefinite leave to remain in the UK (ILR). To evidence a client has the right to reside in the UK, one of the following should be obtained and retained on file:

- A visa stamp in a passport (for this purpose only, the passport may be expired), or
- written confirmation from UK Visas and Immigration/Home Office of ILR in the UK, or
- a share code to prove pre-settled/settled/indefinite leave status. Go to https://www.gov.uk/view-prove-immigration-status

Supporting documentation confirming permanent residency (passport; residency card) may be renewable; the timescale should not be viewed as a restriction on the citizen's right to remain.

Further information may be available from www.gov.uk/browse/visas-immigration/settle-in-the-uk

- If limited bureau data is available, 3 months' bank statements.

Further advances/additional borrowing

Please note we don't currently offer additional loans if your client has a Buy to Let or consent to let mortgage.

General Buy to Let conditions

- Our Buy to Let mortgages don't allow a landlord to borrow additional funds from Santander after completion of the mortgage.
- We reserve the right to ask for additional client information where we deem necessary.

Guarantors

We don't accept guarantor applications.

Identification

Client identification and verification must meet the requirements set out within the Joint Money Laundering Steering Group Guidance for UK Financial Sector. We reserve the right to ask for additional client information, including identity evidence, where it's deemed necessary.

Income

At least 1 client must have a minimum income of £25,000.

Income types

We won't accept rental income from Buy to Let properties, child benefit, child tax credit, working tax credit, Universal Credit, pension credit or maintenance payments to meet this £25,000 minimum income requirement. Please refer to our evidence requirements guide for further details.

Main annual income	Other

Permanent employment - basic salary	Bonus or commission where the amounts are regular and consistent
Fixed term contract (PAYE)	Overtime where the amounts are regular and consistent
Short-term renewable contract (PAYE)	Car allowance
Salary for a director of a limited company	London weighting/large town allowance
Net profit of a sole trader/partnership	Permanent shift allowance
Director's dividends	Indefinite mortgage subsidies or housing allowances
Private/company pensions and annuities	Second job - where this is ongoing and sustainable
State pension	Bonus, commission or overtime paid monthly where the amounts are regular but inconsistent
Employed in a family business	Annual bonus or commission
	Other bonus, commission or overtime paid less frequently than monthly
	Long-term mortgage subsidies or housing allowances
	Indefinite state benefits (DWP/HMRC)
	Investment income (excludes rental income)
	Fostering income

Evidence of income is required in all cases and should be retained on file with the declaration for a minimum of 2 years from the date of completion. Please make sure proof of income is obtained for each client prior to the date of the mortgage application.

Interest only applications

- Pure interest only is available subject to the sale of the Buy to Let property. No minimum buffer applies.
- Interest only investment/endowment is permitted subject to criteria.

Leasehold properties

We don't accept applications on leaseholds where the leaseholder has or will have a controlling interest in the freehold.

The minimum time remaining on the lease at the expiry of the mortgage term must be:

- 30 years for mortgages on capital and interest
- 50 years where any part of the loan is on interest only.

Applications are subject to a satisfactory valuation.

Please note that the property will be valued by a third party registered RICS valuer. When a property is leasehold, its value will depend upon the length of time remaining on the lease. Typically value reduces as the lease term expires. Consequently, there may be occasions where the valuation of a leasehold property could be insufficient to support the mortgage required, even though the time remaining on the lease meets the above lending requirements.

Let to Buy

We don't accept applications where your client is remortgaging their existing residential property as a Buy to Let, regardless of any future intentions.

Loan to value restrictions

- Maximum LTV 75%.
- New build flats maximum LTV 75%.

Maximum age

Maximum age at the end of the mortgage term can't exceed any applicant's 85th birthday.

Minimum age

Minimum age at application is 21.

Minimum income

At least 1 client must have a minimum income of £25,000.

We won't accept rental income from Buy to Let properties, child benefit, child tax credit, working tax credit, Universal Credit, pension credit or maintenance payments to meet this £25,000 minimum income requirement. Please refer to our evidence requirements guide for further details.

Main annual income	Other
Permanent employment - basic salary	Bonus or commission where the amounts are regular and consistent
Fixed term contract (PAYE)	Overtime where the amounts are regular and consistent
Short-term renewable contract (PAYE)	Car allowance
Salary for a director of a limited company	London weighting/large town allowance
Net profit of a sole trader/partnership	Permanent shift allowance
Director's dividends	Indefinite mortgage subsidies or housing allowances
Private/company pensions and annuities	Second job - where this is ongoing and sustainable
State pension	Bonus, commission or overtime paid monthly where the amounts are regular but inconsistent
Employed in a family business	Annual bonus or commission

	Other bonus, commission or overtime paid less frequently than monthly
	Long-term mortgage subsidies or housing allowances
	Indefinite state benefits (DWP/HMRC)
	Investment income (excludes rental income)
	Fostering income

Evidence of income is required in all cases and should be retained on file with the declaration for a minimum of 2 years from the date of completion. Please make sure proof of income is obtained for each client prior to the date of the mortgage application.

Mortgage buffer

There is a £750 buffer available on all purchase and remortgage offers excluding undervalue transactions.

Please note the mortgage buffer can exceed the product LTV, but it can't go over 90% LTV. Where this facility is required, please make sure your client informs their solicitor.

Mortgage loan

- Minimum loan £25,000.
- Maximum loan £750,000 per property.
- No higher lending charge applies.

Mortgage term

- Minimum 5 years.
- Maximum 40 years.

Overtime, bonus or commission

Primary income (100%)	Acceptable proof
Bonus, commission or overtime	**To use as primary income, amounts must be regular and consistent and not a short term trend.** **We'll use the lowest monthly payment from the last 3 months' payslips x12.** • If paid monthly, latest 3 months' payslips required. • If paid weekly, 4 weeks' consecutive payslips required, along with 1 payslip from each of the previous 2 months identifying the bonus/commission/overtime payment. Where the income isn't supported by the year to date figure, we may reduce the income accordingly. Please record an explanation in the 'General notes' section of Introducer Internet, where there is a valid reason.

Secondary income (70%)	Acceptable proof
Bonus, commission or overtime	**Where amounts are regular but inconsistent.** **We'll use an average from the last 3 months' payslips x12.** • If paid monthly, latest 3 months' payslips required. • If paid weekly, 4 weeks' consecutive payslips required, along with one payslip from each of the previous 2 months identifying the bonus/commission/overtime payment. Where the income isn't supported by the year to date figure, we may reduce the income accordingly. Please record an explanation in the 'General notes' section of Introducer Internet, where there is a valid reason.
Bonus, commission or overtime paid less frequently than monthly e.g quarterly	• 3 payslips showing the last 3 bonus/commission/overtime payments received. Where the income isn't supported by the year to date figure, we may reduce the income accordingly. Please record an explanation in the 'General notes' section of Introducer Internet, where there is a valid reason.

Annual bonus or commission	• Most recent payslip showing bonus or commission payment; and • Previous payslip or P60 evidencing the bonus or commission paid in the previous tax year.

Portfolio landlords

We define portfolio landlords as a client owning 4 or more mortgaged let properties (including holiday lets) on completion of the new Buy to Let property with us, whether it's on their own, with anyone else or in a limited company or LLP where your client owns an interest.

We don't accept portfolio landlords unless your client is remortgaging without capital raising (£4£). Please see the 'Eligibility criteria' section.

Porting

It's possible to 'port' most existing products to a new mortgage providing it's for a house purchase but not to a property being remortgaged or owned mortgage-free.

Your client's entitlement to port their mortgage product is always subject to the conditions for transferring the loan to a new mortgage in their mortgage terms and conditions. In particular, any new mortgage application made will be subject to a full credit assessment. Your client and property must meet our lending criteria at the time of the new application.

If we don't agree a new mortgage, your client won't be able to port their mortgage product and they may then be required to pay the ERC if they subsequently redeem their existing mortgage.

Where redemption of the existing BTL mortgage and purchase of the new BTL property isn't simultaneous, providing the purchase of the new BTL property completes within **3 months of the redemption date**, the existing product can be ported to the new BTL mortgage.

On redemption of the existing mortgage the ERC is paid in full and a refund will be made on completion of the new BTL purchase, as long as the product is ported for the full amount. If the new BTL mortgage is less than the existing mortgage, the ERC refund will be a proportionate amount.

Any additional borrowing must come from the new business BTL product range.

Properties in the Isle of Man

We don't accept applications for properties in the Isle of Man.

Property

- Located in England, Scotland, Wales or Northern Ireland.
- Minimum value £75,000.
- No maximum value.
- Must be habitable with a working kitchen and bathroom (as a minimum) before any funds will be released.

We don't accept applications for:

- Any property where the tenant is a Registered Social Landlord e.g. Housing Association, Local Authority or educational establishment.
- Any property with a restriction on use or occupation.
- Any property with 6 or more bedrooms.
- Any property on a holiday let basis.
- Freehold flats (in England and Wales).
- Any commonhold properties.
- Sheltered accommodation.
- Property with part commercial use (including property subject to agricultural or other planning restrictions).
- Remortgage applications on properties that we still define as a new build.

We may accept applications for:

Where contiguous land is owned or controlled by your client, we'll consider lending providing either:

- access and services don't depend on the contiguous land; or
- adjacent land is in exactly the same name(s) as our security and the land can be charged to us.

Property criteria

Property criteria

The table below shows the maximum number of properties your clients can own on completion for purchase and remortgage applications.

Maximum number of mortgaged let properties with any lender	3

Maximum number of let properties	10 (of which a maximum of 3 can be mortgaged)

Property Investment Club

We don't accept applications where the property is being purchased by, from or connected to a Property Investment Club.

Remortgaging

For all Buy to Let remortgages the property must have been owned for at least 6 months.

We don't accept applications where your client is remortgaging their existing residential property as a Buy to Let, regardless of any future intentions.

We don't normally accept applications that include a change of borrower at the same time.

We'll consider remortgaging with capital raising for personal use up to 75% LTV, including:

- home/property improvements
- personal debt consolidation
- investment, including purchase of another Buy to Let or residential property.

Capital raising for business purposes isn't accepted.

Rental cover

Our Buy to Let calculator confirms the maximum we may be able to lend up to 75% LTV.

All Buy to Let properties must meet the following criteria:

- Our minimum rental cover at the Buy to Let affordability rate on an interest only basis:

Application type	Rental cover	Buy to Let affordability rate

	All clients' income tax bands are 20% or less[1]	Any client's income tax band is higher than 20%	Less than 5 year products	5 year fixed
Purchase or remortgages with capital raising	125%	145%	7.50%	5.50%
Remortgages without capital raising (£4£)	125%	145%	5.50%	5.50%

[1]The income tax band selected should take into account profit on rental income for all properties that your client will own on completion.

For Limited Company Directors please use their highest tax band payable to ensure all income is included. For more information on income tax bands please visit https://www.gov.uk/income-tax-rates

- You'll need to see evidence from your clients that they meet this criteria before you submit the mortgage application, for example a copy of their latest mortgage statement. You'll also need to keep this on file for the term of the mortgage contract. We may need to see a copy of this evidence.
- The property being mortgaged with Santander must be self-financing.
- We use the lower of our valuer's opinion of the rent or the ongoing/anticipated rent received.

Repayment methods

We offer repayment, pure interest only subject to the sale of the Buy to Let property, and investment linked interest only where the vehicle meets the residential lending criteria for the vehicle and its value.

Residency

All clients must:

- be resident in the UK (excludes Isle of Man)
- have the right to remain in the UK permanently.

Exceptions to this policy are applicants temporarily overseas (e.g. BFPO, offshore worker) who'll be returning to live in their UK owner-occupied residential property.

Right to Buy/Acquire

We don't accept applications for Right to Buy properties still within the discount repayment period.

Second charges

We don't allow second or subsequent charges to be registered where a property is let or will be let. Remortgage applications may be considered where any existing second charge will be discharged on or before completion.

Self-employed

- We'll not accept applications from clients who've been self-employed or owned their business for less than 1 year.
- Your clients must provide at least 1 year of trading figures.

Shared Ownership

We don't accept applications on Shared Ownership properties.

Solicitor panel

Your client will need to use a solicitor from our panel. We don't accept Buy to Let applications on a dual representation basis.

Spray foam

Valuers are expected to consider spray foam on a case-by-case basis.

We may lend on properties with spray foam in the loft, provided there's documentation to show the work was carried out by an authorised installer and there's a valid warranty.

The valuer may also require a structural engineer's report on the condition of the roof timbers.

Stress rates

Our Buy to Let calculator confirms the maximum we may be able to lend up to 75% LTV.

All Buy to Let properties must meet the following criteria:

- Our minimum rental cover at the Buy to Let affordability rate on an interest only basis:

Application type	Rental cover		Buy to Let affordability rate	
	All clients' income tax bands are 20% or less[1]	Any client's income tax band is higher than 20%	Less than 5 year products	5 year fixed
Purchase or remortgages with capital raising	125%	145%	7.50%	5.50%
Remortgages without capital raising (£4£)	125%	145%	5.50%	5.50%

[1]The income tax band selected should take into account profit on rental income for all properties that your client will own on completion.

For Limited Company Directors please use their highest tax band payable to ensure all income is included. For more information on income tax bands please visit https://www.gov.uk/income-tax-rates

- You'll need to see evidence from your clients that they meet this criteria before you submit the mortgage application, for example a copy of their latest mortgage statement. You'll also need to keep this on file for the term of the mortgage contract. We may need to see a copy of this evidence.
- The property being mortgaged with Santander must be self-financing.
- We use the lower of our valuer's opinion of the rent or the ongoing/anticipated rent received.

Tenancy types

Assured periodic tenancy, including UK jurisdictional equivalents.

- Lettings must be 1 single tenancy agreement to individuals and single families.
- Maximum of 4 named individuals on a single tenancy and no more than 1 tenancy agreement.

Undervalue transactions

Regardless of the relationship between the seller and buyer, we can consider applications under standard policy where a property is sold below market value as long as the purchase price of the property isn't discounted by:

- more than 20% of the market value, or
- more than £100,000.

The LTV must be based on the reduced purchase price and not the market value.

Applications where the discount is greater than the limits above can only be considered where the transaction is between family members and their relationship is defined as any of the following:

- Spouse/civil partner (as recognised under UK Law)

Or any of the following who may also include their spouse or civil partner as a joint applicant:

- Parent/child
- Grandparent/grandchild
- Sibling

Where the buyer/seller relationship meets the above we'll allow lending up to 100% of the discounted purchase price if:

- there is equity of at least 25% based on the market value, and
- any other policy and product LTV restrictions are met.

Purchase price discount	What you need to know
20% or less **and** £100,000 or less	• **Enter the purchase price into the purchase price/valuation field in the FMA.** • No specific family relationship needed between the seller and buyer. • Deposit needed. • LTV is calculated based on the purchase price.
If the purchase price discount falls into either of the below categories, the following applies:	
More than 20%	• **Enter the market value into the purchase price/valuation field in the FMA.** • Defined family relationship needed between the seller and buyer. • Gifted equity can be used as the deposit if there's at least 25% equity based on the market value.

More than £100,000	• LTV is calculated based on the market value.

Valuations

We'll arrange for a valuation of the property to be let. The valuer will advise the expected rental income and the value of the property.

We'll accept properties that our valuer considers:

- suitable for marketing as an owner-occupation property without alteration
- acceptable for mortgage purposes by mainstream lenders.
- capable of being let/re-let within a maximum of 3 months.
- capable of selling within 6 months.
- suitable security where there are multiple tenants.

Where the location of the property means demand is limited to the investor market, the property is only acceptable if demand is considered to be sustainable and based upon tangible characteristics of the locality and economy e.g. a university.

The opinion of the valuer will be final and non negotiable.

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