

Professional Buy-to-Let Product Range

Key features

- Available for Limited Companies, LLP's and professional individual investors. Lending to Limited Companies and LLP's will require debentures and full personal guarantees, on a joint and several basis, from all directors and shareholders.
- An aggregated view of the portfolio will be made to assess affordability, LTV* and overall acceptability using a rental calculation 125% at 5.5% or 2% above pay rate (whichever is higher) for Limited Companies and LLP's and 140% at 5.5% or 2% above pay rate (whichever is higher) for individual investors.
- Available up to 75% LTV aggregated at portfolio level
- An annual overpayment of 10% of the initial amount borrowed is allowed without incurring an Early Repayment Charge
- Our Professional Buy to Let mortgages are available for customers with a maximum of 25 properties with Metro Bank (Unlimited portfolio size)
- The minimum single loan size per property is £250,000 - below this amount it will be referred to the Commercial Team
- The product fee can be added to the loan, subject to Credit approval
- Available on an interest only basis - maximum term 25 years
- Please refer to our Professional Buy to Let Lending Guide for more details.

Up to 65% LTV

Product Code	Product Type	Initial Interest Rate	Product fee	Follow On Rate (Standard Variable Rate)	Overall Cost for Comparison	Early Repayment Charge
P1237	2 year tracker rate	3.34% (\pm BR + 2.84%)	1.50%	4.5%	4.5% APRC [†]	2% in year 1 1% in year 2
P1238	5 year tracker rate	3.34% (\pm BR + 2.84%)			4.3% APRC [†]	3% in year 1 2% in year 2 1% in year 3
P1239	3 year fixed rate	3.39%			4.4% APRC [†]	3% in year 1 2% in year 2 1% in year 3
P1240	5 year fixed rate	3.69%	2%	4.5%	4.4% APRC [†]	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5
P1241		3.59%			4.3% APRC [†]	

Up to 75% LTV

Product Code	Product Type	Initial Interest Rate	Product fee	Follow On Rate (Standard Variable Rate)	Overall Cost for Comparison	Early Repayment Charge
P1242	2 year tracker rate	3.54% (\pm BR + 3.04%)	1.50%	4.5%	4.5% APRC [†]	2% in year 1 1% in year 2
P1243	5 year tracker rate	3.54% (\pm BR + 3.04%)			4.3% APRC [†]	3% in year 1 2% in year 2 1% in year 3
P1244	3 year fixed rate	3.59%			4.4% APRC [†]	3% in year 1 2% in year 2 1% in year 3
P1245	5 year fixed rate	3.89%	2%	4.5%	4.4% APRC [†]	5% in year 1 4% in year 2 3% in year 3 2% in year 4 1% in year 5
P1246		3.79%			4.4% APRC [†]	

YOUR BUY-TO-LET PROPERTY MAY BE REPOSSESSED OR A RECEIVER OF RENT APPOINTED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Details correct as at 1 December 2017. Rates may be changed without notice.

For further information please contact your local Commercial Business Manager or e-mail propertyenquiries@metrobank.plc.uk

OPEN 7 DAYS

Monday - Friday: 8am - 8pm • Saturday: 8am - 6pm • Sunday: 11am - 5pm
Local Call Centre: 0345 08 08 500 • metrobankonline.co.uk • [MetroBank_Help](https://twitter.com/MetroBank_Help)

Professional Buy-to-Let Product Range *(continued)*

Who are Metro Bank

- Britain's first new high street bank in over 100 years, and growing quickly
- Banking focused on the customer, through unparalleled levels of service and convenience
- Through our unique retail business model we're creating a revolution, removing 'stupid bank rules' to offer simpler and more convenient banking.

Why Metro Bank Mortgages?

- We'll impress your client with a top-notch service, and we don't cross-sell
- Personal service – one UK-based single point of contact through the mortgage process
- Individual case underwriting so we can take account of a customer's personal circumstances
- We have a strong deposit base, helping us to continue lending with confidence.

Some charges to be aware of

- Funds transfer fee £35
- Conveyancer's fees
- Valuation fee per property (see table below)
- These fees apply to single unit properties only - for multi-unit properties the fee will be subject to negotiation
- Discharge fee payable on redemption of mortgage £150
- Other fees may apply after you take out your mortgage (please see our Tariff of Charges for more details)

Value up to	£200,000	£300,000	£400,000	£500,000	£600,000	£750,000	£1m	£1.25m
Valuation fee	£200	£300	£400	£500	£600	£700	£800	£1,000

Value up to	£1.5m	£1.75m	£2m	£3m	£4m	£5m	over £5m
Valuation fee	£1,250	£1,500	£1,750	£2,000	£2,500	£3,000	By negotiation

The valuation is for Metro Bank's use only

Early repayment charges (1% for each year of initial rate remaining)

You can pay back the capital part of your loan by making "overpayments". These are amounts in excess of your monthly mortgage payment. An early repayment charge could apply if you make overpayments whilst you are paying the initial rate on your mortgage. In this case, an early repayment charge is payable if the total overpayments in any one year exceed 10% of the amount which you borrowed. The early repayment charge is a percentage of the repaid amount in excess of the permitted "Allowed Limit" detailed above.

Product	Year(s) after anniversary of drawdown				
	0 - 1	1 - 2	2 - 3	3 - 4	4 - 5
2-yr tracker rate	2%	1%			
5-yr tracker rate	3%	2%	1%		
3-yr fixed rate	3%	2%	1%		
5-yr fixed rate	5%	4%	3%	2%	1%

For example, if you take out a five year fixed rate mortgage on 1 February 2018, then until 31 January 2019 you have between 4 and 5 years left on the initial rate. An early repayment charge in this period is calculated as 5% of the amount of your overpayment.

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Professional Buy-to-Let Product Range *(continued)*

Metro Bank coverage area



75% of properties, by volume, must be in Metro Bank coverage area - any variation to this will require referral. All properties must be located within England or Wales.

**“Loan to value” is the amount you want to borrow described as a percentage of the total value of the property.

*APRC is calculated against a property value of £350,000, with a loan size of £250,000 and a mortgage term of 25 years, repayable on an interest only basis with fees of £4,400, which have not been added to the loan.

†Bank of England Base Rate, currently 0.50%

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