



Version: 09-2025/1

Residential Lending Guide

Q3 2025

NEW

Discover our
**Buy-to-Let
Core Range**



Contact Us

Get in touch below about your query,
however complex it might be.

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Products Comparison Table

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	Bridging	Bridge FUSION	Buy-to-Let
	<ul style="list-style-type: none">• Short-term with monthly rates• Quick turn-around• Flexible: min. term 3m, no ERC, interest payment can be fully rolled, serviced, or part rolled part serviced• Wide range of assets and purposes: auctions, non-structural renovations, chain break, developer exits	<ul style="list-style-type: none">• For professional landlords and experienced investors seeking the flexibility of bridging finance with the certainty of a longer-term solution• Roll and defer interest options available to support improved cash flow• Exit strategy-based lending, accommodating a broad range of asset types and purposes	<ul style="list-style-type: none">• Long-term solution• Two distinct product ranges 'Core' and 'Specialist' designed to meet the needs of a broad range of borrower, from portfolio foreign nationals to first time landlords• Unique affordability tools including 'roll' and 'defer', plus up to 20% top slicing, to help maximise borrowing potential
Rates from (70% LTV, 2% fee)	0.50% pcm + BBR	4.79% + BBR	7.19%
Max Loan Size	£50m	£20m	£3m
Term	3 - 18 months	24 months + 12 months optional extension	Up to 25 years



Bridging Fixed Rates

Our Products	BTL Single Property Investment	Large Single Property Investment	BTL Portfolio Investment	Developer Exit Bridge (Multiple Units)	Permitted & Light Development Finance	Second Charge
Rates: 60% LTV	0.75%	0.85%	0.80%	0.80%	0.80%	0.80%
Rates: 70% LTV	0.85%	0.95%	0.90%	0.90%	0.90%	0.90%
Rates: 75% LTV	0.95%	1.05%	1.00%	1.00%	1.00%	N/a
Loan Size	£100k - £4m	£4m - £20m	£100k - £50m	£100k - £30m	£100k - £20m	£100k - £4m
Max. LTV	75%					70%
Charge Type	1 st					2 nd
Term (months)	3 - 18					
Arrangement Fee (from)	2%					

This document is for potential clients only.

All rates are indicative and subject to be re-priced based upon individual circumstances.

Maximum Loan-To-Value is based on 180 day Value (Open Market Value will be considered on a case-by-base basis).



Bridging Variable Rates

Our Products	BTL Single Property Investment	Large Single Property Investment	BTL Portfolio Investment	Developer Exit Bridge (Multiple Units)	Permitted & Light Development Finance	Second Charge
Rates: 60% LTV	0.40%	0.50%	0.45%	0.45%	0.45%	0.45%
Rates: 70% LTV	0.50%	0.60%	0.55%	0.55%	0.55%	0.55%
Rates: 75% LTV	0.60%	0.70%	0.65%	0.65%	0.65%	N/a
Loan Size	£100k - £4m	£4m - £20m	£100k - £50m	£100k - £30m	£100k - £20m	£100k - £4m
Max. LTV	75%					70%
Charge Type	1 st					2 nd
Term (months)	3 - 18					
Arrangement Fee (from)	2%					

Note: The monthly rate mentioned is the Coupon Rate only. Current BoE Base Rate will be added.

The interest rate is therefore calculated each month as follows:

Total monthly rate = Current BoE Base Rate / 12 + Coupon Rate as shown in the table.

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Buy-to-Let Core Range



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		Core Tier 1			Core Tier 2		
		2 yr Fix	3 yr Fix	2 yr Tracker	2 yr Fix	3 yr Fix	2 yr Tracker
6% Fee 4% Fee 3% Fee (Special Ed) 2% Fee		5.29%	5.79%	1.49% + BBR	5.89%	6.39%	1.69% + BBR
		6.19%	6.49%	2.49% + BBR	6.79%	7.09%	2.69% + BBR
		6.79%	6.86%	3.04% + BBR	7.39%	7.46%	3.24% + BBR
		7.29%	7.19%	3.54% + BBR	7.89%	7.79%	3.74% + BBR
Revert Rate	MVR			MVR + 0.4%			
Defer up to	Not Applicable			Not Applicable			
Roll up to	Not Applicable			Not Applicable			
		Core Tier 1			Core Tier 2		
LTV	75%			75%			
HMO				6 beds			
MUFB				6 units			
Expat				UK footprint, certain jurisdictions			
Foreign National							
Flat Above Commercial							
Offshore Company	✗			✗			
Holiday Let							
First Time Buyer							
First Time Landlord							
Development Exit				✓			
Mortgage Arrears	0 in 24			0 in 18			
Unsecured Arrears	0 in 24			0 in 12			
CCJ & Default <small>(Ignore <£350, telecom, utility)</small>	0 in 24			0 in 18			
Bankruptcy	Never			Never			

Key Features	
Max Term	25 years
Loan Size	£150k - £3m
MVR	8.59%
ICR Tracker	130%
ICR Fix	125%
Rate Stress	Min 5.5%
Admin Fee	£199 per property





		Specialist Tier 1			Specialist Tier 2			Specialist Tier 3		
		2 yr Fix	3 yr Fix	2 yr Tracker	2 yr Fix	3 yr Fix	2 yr Tracker	2 yr Fix	3 yr Fix	2 yr Tracker
3% Fee (Special Ed)	6% Fee	5.89%	6.39%	1.59% + BBR	6.39%	6.89%	2.09% + BBR	6.79%	7.29%	2.39% + BBR
	4% Fee	6.79%	7.09%	2.59% + BBR	7.29%	7.59%	3.09% + BBR	7.69%	7.99%	3.39% + BBR
		7.39%	7.46%	3.14% + BBR	7.89%	7.96%	3.64% + BBR	8.29%	8.36%	3.94% + BBR
	2% Fee	7.89%	7.79%	3.64% + BBR	8.39%	8.29%	4.14% + BBR	8.79%	8.69%	4.44% + BBR
Revert Rate		MVR			MVR + 0.4%			MVR + 1%		
Defer up to		1.25%		2.00%	1.25%		2.00%	1.25%		2.00%
Roll up to		9 months interest payments			9 months interest payments			9 months interest payments		
		Specialist Tier 1			Specialist Tier 2			Specialist Tier 3		
LTV		75%			75%			75%		
HMO		✗			6 beds			any		
MUFB					6 units			30 units		
Flat Above Commercial					max 60% LTV			max 70% LTV		
Expat / F. National					UK footprint					
Offshore Company					✗			✓		
Holiday Let										
First Time Landlord					✓					
Development Exit										
Mortgage Arrears		0 in 24			0 in 18			All considered by referral		
Unsecured Arrears		0 in 24			0 in 12					
CCJ & Default <small>(Ignore <£350, telecom, utility)</small>		0 in 24			0 in 18					
Bankruptcy		Never			Never					

Key Features	
Max Term	10 years
Loan Size	£150k - £3m
MVR	8.59%
ICR Tracker	130%
ICR Fix	125%
Admin Fee	£199 per property

i Do you know how 'Pay Later' rolled and deferred interest gives you a market leading loan size?





Feature	Standard	Large Loans
Annual Coupon Rate (+BBR)	4.79%	5.99%
Max LTV	75%	75%
		
Min. Loan	£100k	£3m
Max. Loan	£3m per asset	£20m per loan
Arrangement Fee	2%	2%
Initial Term (months)	24 <small>12 month discretionary extension available</small>	24 <small>12 month discretionary extension available</small>
Min Rolled Interest	6 months	6 months
Max Rolled Interest	12 months <small>then serviced</small>	12 months <small>then serviced</small>
Deferred Interest	Maximum of 2% for 2 years	Maximum of 2% for 2 years
ERC	6% in yr 1, 3% in yr 2 & 25% ERC-free after 6 months	6% in yr 1, 3% in yr 2 & 25% ERC-free after 6 months





Bridging Criteria

Eligible Borrowers

- Individuals, SPVs, Ltd Companies, LLPs
- UK residents and non-residents (subject to due diligence)
- Age: 21 – 85
- Personal guarantees are required for corporate borrowers
- Borrowers and family must NOT reside in security property. Exception applies to second charge bridging loans

Loan Purpose

- Property purchases (incl. auction)
- Light refurbishment (planning required if applicable)
- Capital raise for business purposes
- Max 40% for personal use
- Refinance

Product Types

- **1st Charge Bridging** – up to 75% LTV
- **Light Development Loans** – budget ≤15% of market value/purchase price
- **2nd Charge Bridging** - up to 70% LTV

Property Criteria & Exclusions

- Residential property in England & Wales
- Red Book valuation by approved panel surveyor (180-day value used for LTV)
- No residential owner-occupied properties. Exception applies to second charge bridging loans on the borrower's main residence, which is deemed unregulated
- No structural works or heavy development
- No shared ownership, PRC, or non-traditional construction
- Freehold, leasehold (25+ years remaining), and good and marketable title

Key Terms

- **Loan size:** £100k–£50m
- **Term:** 3 – 18 months + 3 month extension (by discretion)
- **Interest:** Serviced or rolled (minimum 3 months rolled)
- **LTV:** Based on 180-day market value (OMV used via referral)
- **Exit strategy:** Sale, refinance, or verified liquidity event required

Bridge Fusion Criteria

Bridge Fusion aligns with standard Bridging Criteria, with the following exceptions:

- **Standard Loan size:** £100k - £3m per asset
- **Large Loan size:** £3m - £20m per loan
- **Max LTV:** 75%
- **Initial Term:** 24 months (12 months discretionary extension available)
- **Min Rolled Interest:** 6 months
- **Max Rolled Interest:** 12 months (then serviced)
- **Deferred Interest:** Maximum of 2% for 2 years
- **ERC:** 6% in yr 1, 3% in yr 2. 25% ERC-free allowance after 6 months



Buy-to-Let Criteria

Borrower Eligibility

- **Individuals:** (UK residents, foreign nationals, expats)
- **First-Time Buyers:** by referral
- **First-Time Landlords:** with £30k min income (earned or private pension). Acceptable for specialist property (HMO, MUFB) on Tier 2. Max loan £750k
- **LTDs / LLPs / SPVs:** incl. trading companies: UK & offshore; up to 4 directors, shareholders below 18 or holding < 20% ignored
- **Trusts:** Onshore & Offshore
- **Age:** 21 – 75 at completion, 80 on term end (75+ by referral with legal advice)
- **Adverse Credit:** Considered – incl. CCJs, defaults, DMPs, historic payday loans, on a tiered basis – see rate tables
- **Guarantors:** Required for corporate borrowers (100% PG coverage)

Offshore Borrowers

- Permanent UK-residents with Indefinite Leave to Remain or Settled Status accepted on Tier 1
- **Expats**
- **Foreign Nationals:** If < 3yr UK residency, then typically subject to enhanced due diligence
- **UK footprint:** Property, current account, credit in the UK
- **UK bank account** required for Direct Debit
- **Accepted jurisdictions:** All except FATF blacklisted or sanctioned countries. Isle of Man Channel Islands, British Virgin Islands, Gibraltar and EU accepted as standard

Affordability & ICR

- **Affordability:** calculated on total income vs total serviced interest payments in initial period
- **ICR minimums:** same regardless of tax status; calculated at pay rate:
 - **Fixed rates:** 125%
 - **Tracker:** 130%
- **Top-slicing:** Max 20% of the market rent from surplus income or assets; portfolio income accepted if properties fully own by the same borrower
- **'Pay Later' tools:** interest is capitalised and paid at redemption
 - **Defer up to 2%** of interest
 - **Roll up 9 months** payments

Property Criteria

- **Location:** Mainland England & Wales
- **Valuation:** 180 day (OMV by referral)
- **HMOs:** No limit on rooms; licence required
- **MUFBs:** Up to 30 units (residential range), no mixed-use
- **Flats:** min 30sqm gross internal area, lift required over 4 storeys
- **Flats above restricted commercial:** max 70% LTV, restrictions on hospitality units and launderettes
- **New builds:** Completed only; no Section 106 obligations; valuation to exclude new build premium
- **Flying freeholds:** By referral
- **Ex-local authority:** Accepted, subject to valuation and saleability



Buy-to-Let Criteria

Buy-to-Let Core Range:

- **Permanent UK residents:** with UK passport, Indefinite Leave to Remain or Settled Status
- **Expats:** with UK footprint residing in EEA country, Channel Islands, Switzerland, USA, Canada, Australia or New Zealand
- **Foreign Nationals and offshore companies excluded**
- **First Time Landlords eligible on Core Tier 2**
- **Max Term:** 25 years
- **Standard AST only (no long-term/ serco leases) No roll-up, no defer**
- **All other criteria follow standard Buy-to-Let**

Loan Terms

- **Min/Max:** £150k – £3m per property; £10m per UBO
- **LTV:** Up to 75% gross
- **Term:** Specialist up to 10 years, Core up to 25 years
- **Repayment:** Interest only by Direct Debit; rolled interest available
- **ERCs:**
 - 2yr fixed: 4% | 3%
 - 3yr fixed: 4% | 3% | 2%
 - Tracker: 3% | 2.5%
- **Capital Overpayment:** 10% p.a. allowed during fixed term; unlimited thereafter

Holiday Let Affordability

- **ICR:** Use 30 weeks of seasonal average (low, medium, high) rent unless 12-month history provided
- **Letting projections:** Accepted from reputable agents if property not currently let
- **No occupancy restrictions:** must be able to be used as resi BTL (remote, cabin, holiday parks not allowed)

Special Cases

- **Remortgages <6 months:** £-for-£ bridge exit accepted; otherwise proof of works or added value required, max 85%
- **Gifted Deposits:** Accepted with Deed of Gift
- **Builder Incentives:** Up to 5% with confirmation
- **Discounted Purchase Price:** by referral only

Title Insurance

- **Property eligibility:** Residential remortgages up to £3m gross loan
- **Eligible Borrowers:**
 - **Individuals:** UK passport holders or residents in EEA, Channel Islands, Switzerland, USA, Canada, Australia, or New Zealand
 - **Companies/Trusts:** Incorporated in UK, EEA, Channel Islands, Switzerland, or British Virgin Islands
 - UBOs must also meet **individual country/passport** criteria
- **Cost:** 0.13% of gross loan (min £350) + IPT (12%), paid by the borrower and **deducted from loan advance** at completion



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