



ZEPHYR

HOMELOANS

Product Range

24th September 2024

Latest updates

- // 2 Year Fixed Rates reduced by 0.20%, and 5 Year Fixed Rates reduced by 0.29%
- // No Product Fee options available across entire Fixed Rate range
- // Product Fee can be added to the loan on all products, up to 83% LTV

Please note: When selecting a product on our online portal make sure you have chosen the correct one for your client's EPC rating. This will be checked as part of the application process and will be changed if the wrong product is selected. To secure a rate, the case must proceed to offer within 60 calendar days of the application.

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Our products are for buy-to-let purposes only, excluding consumer buy-to-let. We only lend on properties in England and Wales. All products are available for Individuals & Limited Companies for both purchase and re-mortgage, for individual and portfolio applications.



Standard properties

EPC A, B & C

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£2.0M	3.24%	7.00%	£200	ZHL02348
65%	£2.0M	5.24%	3.00%	£200	ZHL02349
65%	£2.0M	6.74%	No fee	£200	ZHL02350
75%	£1.0M	3.29%	7.00%	£200	ZHL02351
75%	£1.0M	5.29%	3.00%	£200	ZHL02352
75%	£1.0M	6.79%	No fee	£200	ZHL02353
80%	£750k	5.69%	3.00%	£200	ZHL02354
80%	£750k	7.19%	No fee	£200	ZHL02355

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +4.90%. Current BBR is set at 5.00%

5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£2.0M	4.30%	7.00%	£200	ZHL02364
65%	£2.0M	5.10%	3.00%	£200	ZHL02365
65%	£2.0M	5.70%	No fee	£200	ZHL02366
75%	£1.0M	4.35%	7.00%	£200	ZHL02367
75%	£1.0M	5.15%	3.00%	£200	ZHL02368
75%	£1.0M	5.75%	No fee	£200	ZHL02369
80%	£750k	5.45%	3.00%	£200	ZHL02370
80%	£750k	6.05%	No fee	£200	ZHL02371

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +4.90%. Current BBR is set at 5.00%

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£2.0M	6.54% (BBR +1.54%)	3.00%	£200	ZHL01964
70%	£1.5M	6.59% (BBR +1.59%)	3.00%	£200	ZHL01965
75%	£1.0M	6.59% (BBR +1.59%)	3.00%	£200	ZHL01966

The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products,

Product Fee can be added to the loan.

You can find an energy certificate (EPC) for a property in England, Wales or Northern Ireland on the [gov.uk website](https://www.gov.uk).

Notes:

80% LTV products not available for new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties, first time landlords or first time buyers.

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

*Maximum LTV for portfolios with aggregate loans of more than £2,000,000 is 70%. We may require proof of the source of deposits.

Minimum valuation of £75,000 unless the property is a MUFB or HMO then the minimum value is £100,000.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.

You can find more information in the [fees section of our website](#).



Standard properties

EPC D & E

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£2.0M	3.34%	7.00%	£200	ZHL02340
65%	£2.0M	5.34%	3.00%	£200	ZHL02341
65%	£2.0M	6.84%	No fee	£200	ZHL02342
75%	£1.0M	3.39%	7.00%	£200	ZHL02343
75%	£1.0M	5.39%	3.00%	£200	ZHL02344
75%	£1.0M	6.89%	No fee	£200	ZHL02345
80%	£750k	5.79%	3.00%	£200	ZHL02346
80%	£750k	7.29%	No fee	£200	ZHL02347

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +5.00%. Current BBR is set at 5.00%

5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£2.0M	4.35%	7.00%	£200	ZHL02356
65%	£2.0M	5.15%	3.00%	£200	ZHL02357
65%	£2.0M	5.75%	No fee	£200	ZHL02358
75%	£1.0M	4.40%	7.00%	£200	ZHL02359
75%	£1.0M	5.20%	3.00%	£200	ZHL02360
75%	£1.0M	5.80%	No fee	£200	ZHL02361
80%	£750k	5.55%	3.00%	£200	ZHL02362
80%	£750k	6.15%	No fee	£200	ZHL02363

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +5.00%. Current BBR is set at 5.00%

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£2.0M	6.64% (BBR +1.64%)	3.00%	£200	ZHL01961
70%	£1.5M	6.69% (BBR +1.69%)	3.00%	£200	ZHL01962
75%	£1.0M	6.69% (BBR +1.69%)	3.00%	£200	ZHL01963

The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.

Product Fee can be added to the loan.

You can find an energy certificate (EPC) for a property in England, Wales or Northern Ireland on the [gov.uk website](https://www.gov.uk).

Notes:

80% LTV products not available for new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties, first time landlords or first time buyers.

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

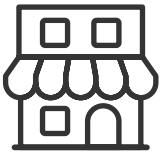
*Maximum LTV for portfolios with aggregate loans of more than £2,000,000 is 70%. We may require proof of the source of deposits.

Minimum valuation of £75,000 unless the property is a MUFB or HMO then the minimum value is £100,000.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.

You can find more information in the [fees section of our website](#).



New Build & FAC properties

EPC A, B & C

2 Year Fixed					
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£750k	3.24%	7.00%	£200	ZHL02322
65%		5.24%	3.00%	£200	ZHL02323
65%		6.74%	No fee	£200	ZHL02324
75%		3.29%	7.00%	£200	ZHL02325
75%		5.29%	3.00%	£200	ZHL02326
75%		6.79%	No fee	£200	ZHL02327
Product fee can be added on all products, up to a total maximum 83% LTV					
Reversion rate for all these products is BBR +4.90%. Current BBR is set at 5.00%					

5 Year Fixed					
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£750k	4.30%	7.00%	£200	ZHL02334
65%		5.10%	3.00%	£200	ZHL02335
65%		5.70%	No fee	£200	ZHL02336
75%		4.35%	7.00%	£200	ZHL02337
75%		5.15%	3.00%	£200	ZHL02338
75%		5.75%	No fee	£200	ZHL02339
Product fee can be added on all products, up to a total maximum 83% LTV					
Reversion rate for all these products is BBR +4.90%. Current BBR is set at 5.00%					

Lifetime Tracker (No ERC)					
LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£750k	6.54% (BBR +1.54%)	3.00%	£200	ZHL01958
70%		6.59% (BBR +1.59%)	3.00%	£200	ZHL01959
75%		6.59% (BBR +1.59%)	3.00%	£200	ZHL01960
The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.					
Product Fee can be added to the loan.					

You can find an energy certificate (EPC) for a property in England, Wales or Northern Ireland on the [gov.uk website](https://www.gov.uk).

Notes:

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

New build & FAC not available if the property is an HMO or MUFB.

*Maximum LTV for portfolios with aggregate loans of more than £2,000,000 is 70%. We may require proof of the source of deposits.

Minimum valuation of £75,000 on new builds and FAC.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.

You can find more information in the [fees section of our website](#).



New Build & FAC properties

EPC D & E

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£750k	3.34%	7.00%	£200	ZHL02316
65%		5.34%	3.00%	£200	ZHL02317
65%		6.84%	No fee	£200	ZHL02318
75%		3.39%	7.00%	£200	ZHL02319
75%		5.39%	3.00%	£200	ZHL02320
75%		6.89%	No fee	£200	ZHL02321
Product fee can be added on all products, up to a total maximum 83% LTV					
Reversion rate for all these products is BBR +5.00%. Current BBR is set at 5.00%					

5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£750k	4.35%	7.00%	£200	ZHL02328
65%		5.15%	3.00%	£200	ZHL02329
65%		5.75%	No fee	£200	ZHL02330
75%		4.40%	7.00%	£200	ZHL02331
75%		5.20%	3.00%	£200	ZHL02332
75%		5.80%	No fee	£200	ZHL02333
Product fee can be added on all products, up to a total maximum 83% LTV					
Reversion rate for all these products is BBR +5.00%. Current BBR is set at 5.00%					

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£750k	6.64% (BBR +1.64%)	3.00%	£200	ZHL01955
70%		6.69% (BBR +1.69%)	3.00%	£200	ZHL01956
75%		6.69% (BBR +1.69%)	3.00%	£200	ZHL01957
The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.					
Product Fee can be added to the loan.					

You can find an energy certificate (EPC) for a property in England, Wales or Northern Ireland on the [gov.uk website](https://www.gov.uk).

Notes:

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

New build & FAC not available if the property is an HMO or MUFB.

*Maximum LTV for portfolios with aggregate loans of more than £2,000,000 is 70%. We may require proof of the source of deposits.

Minimum valuation of £75,000 on new builds and FAC.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.

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HMO & MUFB properties

EPC A, B & C

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£1.5M	3.44%	7.00%	£200	ZHL02292
65%	£1.5M	5.44%	3.00%	£200	ZHL02293
65%	£1.5M	6.94%	No fee	£200	ZHL02294
75%	£1.0M	3.49%	7.00%	£200	ZHL02295
75%	£1.0M	5.49%	3.00%	£200	ZHL02296
75%	£1.0M	6.99%	No fee	£200	ZHL02297
80%	£750k	5.89%	3.00%	£200	ZHL02298
80%	£750k	7.39%	No fee	£200	ZHL02299

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +5.15%. Current BBR is set at 5.00%

5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£1.5M	4.50%	7.00%	£200	ZHL02308
65%	£1.5M	5.30%	3.00%	£200	ZHL02309
65%	£1.5M	5.90%	No fee	£200	ZHL02310
75%	£1.0M	4.55%	7.00%	£200	ZHL02311
75%	£1.0M	5.35%	3.00%	£200	ZHL02312
75%	£1.0M	5.95%	No fee	£200	ZHL02313
80%	£750k	5.65%	3.00%	£200	ZHL02314
80%	£750k	6.25%	No fee	£200	ZHL02315

Product fee can be added on all products, up to a total maximum 83% LTV

Reversion rate for all these products is BBR +5.15%. Current BBR is set at 5.00%

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£1.5M	6.74% (BBR +1.74%)	3.00%	£200	ZHL01952
70%	£1.5M	6.79% (BBR +1.79%)	3.00%	£200	ZHL01953
75%	£1.0M	6.79% (BBR +1.79%)	3.00%	£200	ZHL01954

The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.

Product Fee can be added to the loan.

You can find an energy certificate (EPC) for a property in England, Wales or Northern Ireland on the [gov.uk website](https://www.gov.uk).

Notes:

80% LTV products not available for new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties, first time landlords or first time buyers.

The product fee is calculated as a percentage of the loan amount excluding any fees which are added.

HMO & MUFB loans not available if the property is a new build or FAC.

HMO and MUFB loans not normally available for first time landlords, unless there is relevant business experience. Please speak with one of our team for further information.

*Maximum LTV for portfolios with aggregate loans of more than £2,000,000 is 70%. We may require proof of the source of deposits.

Minimum valuation of £100,000 on HMOs and MUFBs.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

There are a number of fees that apply to our mortgage products during the application process and over the term of the loan.

You can find more information in the [fees section of our website](#).



HMO & MUFB properties

EPC D & E

2 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£1.5M	3.54%	7.00%	£200	ZHL02284
65%	£1.5M	5.54%	3.00%	£200	ZHL02285
65%	£1.5M	7.04%	No fee	£200	ZHL02286
75%	£1.0M	3.59%	7.00%	£200	ZHL02287
75%	£1.0M	5.59%	3.00%	£200	ZHL02288
75%	£1.0M	7.09%	No fee	£200	ZHL02289
80%	£750k	5.99%	3.00%	£200	ZHL02290
80%	£750k	7.49%	No fee	£200	ZHL02291

Product fee can be added on all products, up to a total maximum 83% LTV
Reversion rate for all these products is BBR +5.25%. Current BBR is set at 5.00%

5 Year Fixed

LTV Band*	Maximum Loan	Initial Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£1.5M	4.55%	7.00%	£200	ZHL02300
65%	£1.5M	5.35%	3.00%	£200	ZHL02301
65%	£1.5M	5.95%	No fee	£200	ZHL02302
75%	£1.0M	4.60%	7.00%	£200	ZHL02303
75%	£1.0M	5.40%	3.00%	£200	ZHL02304
75%	£1.0M	6.00%	No fee	£200	ZHL02305
80%	£750k	5.75%	3.00%	£200	ZHL02306
80%	£750k	6.35%	No fee	£200	ZHL02307

Product fee can be added on all products, up to a total maximum 83% LTV
Reversion rate for all these products is BBR +5.25%. Current BBR is set at 5.00%

Lifetime Tracker (No ERC)

LTV Band*	Maximum Loan	Rate	Product Fee	Application Fee (non-refundable)	Product Code
65%	£1.5M	6.84% (BBR +1.84%)	3.00%	£200	ZHL01949
70%	£1.5M	6.89% (BBR +1.89%)	3.00%	£200	ZHL01950
75%	£1.0M	6.89% (BBR +1.89%)	3.00%	£200	ZHL01951

The interest rate quoted will change in line with BBR changes. There are no reversion rates applicable to Lifetime Tracker products.
Product Fee can be added to the loan.

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Notes:

80% LTV products not available for new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties, first time landlords or first time buyers.

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HMO & MUFB loans not available if the property is a new build or FAC.

HMO and MUFB loans not normally available for first time landlords, unless there is relevant business experience. Please speak with one of our team for further information.

*Maximum LTV for portfolios with aggregate loans of more than £2,000,000 is 70%. We may require proof of the source of deposits.

Minimum valuation of £100,000 on HMOs and MUFBs.

To secure a rate, the case must proceed to offer within 60 calendar days of the application.

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You can find more information in the [fees section of our website](#).

ICR & Income top slicing

Borrower Type		Standard Property. ICR	HMO, MUFB, FAC. ICR	Stressed Rate
Limited Company		125%	135%	For Fixed Rate products 5 years or longer, the Payrate is used for the stressed rate.
Individual	Higher Rate Taxpayer	140% *	150%	
	Like for Like remortgage and /or lower rate taxpayer	125%	150%	For Fixed Rate products less than 5 Years and Tracker products, the stressed rate is the higher of Payrate +2.00% or 5.5%.
New Build ICRs reduced to the same level as their non new build equivalents				

* Top slicing or Portfolio Cross Subsidisation may be utilised subject to criteria.

Minimum Term of loan is 5 years with a maximum term of 35 years. Minimum loan amount is £50,000.

^Other fees & costs apply. We reserve the right to withdraw and amend our products at any time without notice.

Early Repayment Charges (ERC)

Early Repayment Charges (ERC)	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	3%	2%	N/A	N/A	N/A
5 Year Fixed	5%	4%	3%	2%	1%

Up to 10% of the outstanding loan amount can be repaid in any 12 month period without incurring an early repayment charge.

There are no Early Repayment Charges applicable to our Lifetime Tracker products.

Criteria highlights



Directors need 60% minimum shareholding for Limited Co. apps



Max. age 95 years at end of mortgage term



No height restriction on flats & Deck Access



Unlimited background portfolio with background portfolio stress testing at 100% of mortgage payments



Loans sizes available up to £2m on our standard properties, £750k on new builds and flats above commercial, and £1.5m on HMOs and MUFBs, depending on LTV (larger loan sizes may be available on inquiry)



Product Fees can be added to the loan, up to a maximum total 83% LTV



Loan to value (without Product Fee added) available up to 80% on standard properties, HMOs and MUFBs, and 75% on new builds and flats above commercial

For more details see the [product & criteria](#) section of our website.

Get in touch

If you have a BTL case, please get in touch with one of our friendly team of experts shown below. Alternatively, email BDMQueries@zephyrhomeloans.co.uk or call **0370 707 1894**. We'd love to help you.



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Coleen Davie

TBDM Team Leader

Supporting all regions

Zephyrhomeloans.co.uk

For our latest news and updates, follow  Zephyr Homeloans

THIS INFORMATION IS FOR MORTGAGE INTERMEDIARIES ONLY.

Our products are only available through our selected brokers and the information presented here should not be relied on by any person who does not have professional experience in relation to investments. Information correct as at 24th September 2024.

Please note - we reserve the right to withdraw and amend our products at any time without notice.

This is a guide to our criteria and in certain situations our underwriters may have discretion to consider exceptions to our lending policy. Each application is considered on its merits and we do not guarantee acceptance of all cases which meet our headline criteria.

Please contact us to discuss the specific circumstances of your case.

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