

Portfolio Buy-to-Let Product Range for Professional Landlords

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%
- 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 portfolio 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
- Available on an interest only basis - maximum term 25 years
- Please refer to our Portfolio 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
P944	2 year tracker rate	3.24% (*BR + 2.99%)	1.50%	4.5%	4.5% APRC†	2% in year 1 1% in year 2
P945	5 year tracker rate	3.24% (*BR + 2.99%)	1.50%	4.5%	4.3% APRC†	3% in year 1 2% in year 2 1% in year 3
P946	3 year fixed rate	3.89%	1.50%	4.5%	4.6% APRC†	3% in year 1 2% in year 2 1% in year 3
P947	4 year fixed rate	4.19%	1.50%	4.5%	4.6% APRC†	4% in year 1 3% in year 2 2% in year 3 1% in year 4

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
P948	2 year tracker rate	3.54% (*BR + 3.29%)	1.50%	4.5%	4.6% APRC†	2% in year 1 1% in year 2
P949	5 year tracker rate	3.54% (*BR + 3.29%)	1.50%	4.5%	4.4% APRC†	3% in year 1 2% in year 2 1% in year 3
P950	3 year fixed rate	4.09%	1.50%	4.5%	4.6% APRC†	3% in year 1 2% in year 2 1% in year 3
P951	4 year fixed rate	4.39%	1.50%	4.5%	4.7% APRC†	4% in year 1 3% in year 2 2% in year 3 1% in year 4

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Details correct as at 4 August 2016. Rates may be changed without notice.

For further information please contact your local Commercial Business Manager or e-mail commercialproperty@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)

Portfolio Buy-to-Let Product Range for Professional Landlords – (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)
- 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.

Years left on initial rate	Between 3 and 4	Between 2 and 3	Between 1 and 2	1 or less
Percentage of overpayment amount	4%	3%	2%	1%

For example, if you take out a four year fixed rate mortgage on 1 October 2016, then until 30 September 2017 you have between 3 and 4 years left on the initial rate. An early repayment charge in this period is calculated as 4% of the amount of your overpayment.

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