Intermediaries
Buy to Let Criteria Guide

Version 3 / July 2026

Welcome to First Bank UK's Buy-to-Let lending criteria.

This guide outlines the key requirements we consider before lending to your clients. It also provides helpful information to support you through the application process.

Our Buy to Let products are available through intermediaries, and this document is intended for intermediary use only.

Core Criteria

- Applicant Type: Individual and Limited Companies (SPV only)
- Directors & Shareholder 25% + named on application, Personal guarantees & ILA required
- Minimum Age: 21 years old
- Maximum Age: 80 years at end of mortgage term
- Minimum Income: £50,000 per annum personal income
- All applicants must be permanently resident in the UK, have their primary residence in the UK, and hold Indefinite Leave to Remain or Settled Status
- Minimum UK residency period 12 months
- CBTL - FirstBank UK does not accept any mortgage application that could be classified as a Consumer BTL
- First Time Landlords Accepted max LTV 70%
- Max LTV up to 80%

Loan Purpose

- Remortgage, Purchase, Capital raising

Loan Amount

- Minimum £250,000

Repayment Type

- Interest only / Capital and interest acceptable

Repayment Vehicle

- Sale of the subject property is an acceptable repayment strategy

- ICR Requirements

Ownership Type	Property Type	ICR Requirement (%)	Stress Rate Basis
Personal Name	Standard UK BTL	140%	Higher of 5yr fixed payrate or 5.5%
Limited Company	Standard UK BTL	125%	Higher of 5yr fixed payrate or 5.5%
Limited Company	HMO / MUFB	130%	Higher of 5yr fixed payrate or 5.5%
Personal Name	HMO / MUFB	145%	Higher of 5yr fixed payrate or 5.5%

For sub-5-year fixed and tracker products the higher pay rate + 2% or 5.5% used to calculate affordability.

Geographical Exposure

Number of Units in Close Proximity	Max LTV Allowed
1 - 2 Units	Up to 80%
1 - 5 Units	Up to 75%
6 - 10 Units	Up to 70%
11 - 15 Units	Up to 65%
16+ Units	Up to 60%

Same street, block, postcode & development (Excluding MUFBs)

Portfolio Rules

For non-portfolio landlords, background BTL's are not assessed (Less than 4 mortgaged properties)

Portfolio Landlords: Must provide full portfolio details and meet minimum rental cover on an aggregate basis.

Personal Name	Background Portfolio	140%	5%
Limited Company	Background Portfolio	125%	5%

Private Client Visa Lending Policy

This policy applies exclusively to applicants who meet *both* of the following criteria:

1. Minimum income requirement £200,000
2. Acceptable Visa Type – The applicant must hold a visa type that permits residence and employment in the United Kingdom, with a minimum remaining validity period of 24 months

No other visa categories or client segments are covered by this policy. All other applicants are assessed in accordance with the Bank's standard UK Buy-to-Let Lending Criteria.

This policy is designed for a limited subset of clients whose financial profile, residency status, and visa permissions present an acceptable risk profile for lending under FirstBank UK's High Net Worth framework.

- Permanently residing within the UK
- Remaining visa length at application 24 months
- Minimum 12 months residing in the UK

First time Landlord

Acceptable subject to the following criteria.

- Loan Amount: Minimum £250,000
- Loan-to-Value (LTV): Up to 70%
- Maximum Term: 25 years
- Minimum Applicant Income: £50,000
- Sufficient savings to cover 6 months rental voids

Single Loan Facility – Multiple properties

One loan facility on Multiple properties (minimum 2), using a blended ICR calculation and blended LTV approach across all properties on the application.

- 1 Stress test applied to all properties
- 1 LTV applied to all properties
- 1 application fee
- Property ownership must be the same
- Asset type must be the same. You cannot mix HMOs, MUFBs and Standard BTLs on the same application

Houses of Multiple occupancy / multi-unit freehold blocks

- Loan Amount: Minimum £250,000
- Minimum Applicant Income: £50,000
- Additional Requirements: HMO license required for properties with five or more tenants
- Properties subject to Additional license, local licensing and planning, evidence of compliance will be required
- Minimum 12 months prior letting experience
- For an MUFB a minimum of 2 units under a single freehold title will be required

Fees

- Arrangement Fee: 1%, 1.5%, 2%, or 3% options available
- Valuation Fee: Payable by the client prior to valuation being instructed
- Solicitor fee payable by the client
- Admin Fee: £250 - paid at submission of the mortgage application

Early Repayment changes

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2-year variable	2%	2%			
2-year fixed	2%	2%			
5-Year fixed	4%	4%	3%	3%	2%

*Overpayments of up to 10% of the outstanding mortgage balance can be made each year without incurring an early repayment charge.

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