

# Buy-to-let product guide



# Contents

NEW

## Multi-property application?

Send us a case with four or more properties and we'll waive the application fees!



USEFUL INFO

8.60% Paragon Standard Variable Rate (SVR) | 5.50% Paragon reference rate | 3.75% Bank Base Rate (BBR)

Paragon five year fixed reference rate: 5.00% (for HMOs and multi-unit blocks) | From 4.50% (for single self-contained units)\*



Products labelled with this icon are available for properties that have an EPC rating of A, B or C.



Products labelled with this icon are limited edition

An Early Repayment Charge (ERC) is the amount you'll be charged if you decide to pay off your mortgage early

\*Don't forget to check our [online affordability calculator](#) to see how much your client could borrow.



# Buy-to-let products



## KEY CRITERIA

- The Annual Percentage Rate of Charge (APRC) calculated using an illustrative loan of £185,000
- All products are subject to availability of funds and may be withdrawn at any time
- All products are available on properties in England, Wales and Scotland, unless otherwise stated
- Where available, cashback amount will be released to the appointed solicitor at completion
- For applications with four or more properties, we'll waive the application fees
- For our BBR tracker products, a contractual floor rate will apply to the full term of the mortgage

## Single self-contained properties

Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code
2 year fixed 	4.20%	3.00%	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.30%	6.20%	BTL000629
	4.15%						6.15%	BTL000630
2 year fixed 	5.70%	NIL	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.30%	7.70%	BTL000631
	5.65%						7.65%	BTL000632
5 year fixed 	4.65%	5.00%	Free valuation No application fee	2% for year 1 4% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.00%	4.65%	BTL000633
	4.60%						4.60%	BTL000634
5 year fixed 	5.65%	NIL	Free valuation No application fee	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.00%	5.65%	BTL000635
	5.60%						5.60%	BTL000636
2 year fixed 	4.00%	4.00%	Free valuation No application fee £500 cashback	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	6.00%	BTL000637
	3.95%						5.95%	BTL000638
5 year fixed 	5.52%	£3,995	Free valuation No application fee Maximum loan £1,000,000	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.52%	BTL000639
	5.47%						5.47%	BTL000640

60% LTV

70% LTV

<sup>†</sup>For more information about ERCs please refer to your Mortgage Illustration which will explain how this is calculated.




















\*This is the ICR calculation rate. Although affordability will be calculated using this rate, please be aware that future affordability calculations may limit the maximum loan amount available.

\*\*For more information on contractual floors and trackers see page 12

# Buy-to-let products



## Single self-contained properties

Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code
2 year fixed 	3.60%	5.00%	Free valuation No application fee £500 cashback	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	5.60%	BTL000641
	3.55% 						5.55% 	BTL000642 
2 year fixed	4.60%	3.00%	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	6.60%	BTL000643
	4.55% 						6.55% 	BTL000644 
2 year fixed	6.10%	NIL	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	8.10%	BTL000645
	6.05% 						8.05% 	BTL000646 
5 year fixed 	4.80%	5.00%	Free valuation No application fee	2% for year 1 4% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	4.80%	BTL000647
	4.75% 						4.75% 	BTL000648 
5 year fixed	5.35%	3.00%	Free valuation No application fee	3% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.35%	BTL000649
	5.30% 						5.30% 	BTL000650 
5 year fixed	5.95%	NIL	Free valuation No application fee	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.95%	BTL000651
	5.90% 						5.90% 	BTL000652 
2 year tracker	5.10% BBR + 1.35%	1.50%	Free valuation No application fee Contractual floor 2.35%**	NIL	7.10% BBR + 3.35%	7.10%	7.10%	BTL000467
2 year tracker	5.35% BBR + 1.60%	1.00%	Free valuation No application fee Contractual floor 2.60%**	NIL	7.10% BBR + 3.35%	7.10%	7.35%	BTL000468
2 year tracker	5.47% BBR + 1.72%	0.75%	Free valuation No application fee Contractual floor 2.72%**	NIL	7.10% BBR + 3.35%	7.10%	7.47%	BTL000469

75% LTV

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\*\*For more information on contractual floors and trackers see page 12

# Buy-to-let products



## Single self-contained properties

	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code
75% LTV	5 year tracker	5.35% BBR + 1.60%	1.50%	Free valuation No application fee Contractual floor 2.60%**	NIL	7.10% BBR + 3.35%	6.80%	7.35%	BTL000439
	5 year tracker	5.45% BBR + 1.70%	1.00%	Free valuation No application fee Contractual floor 2.70%**	NIL	7.10% BBR + 3.35%	6.80%	7.45%	BTL000440
	5 year tracker	5.50% BBR + 1.75%	0.75%	Free valuation No application fee Contractual floor 2.75%**	NIL	7.10% BBR + 3.35%	6.80%	7.50%	BTL000441
80% LTV	2 year fixed	6.55%	NIL	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.50%	8.55%	BTL000653
	5 year fixed	6.40%	NIL	Free valuation No application fee	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.20%	6.40%	BTL000654

<sup>†</sup>For more information about ERCs please refer to your Mortgage Illustration which will explain how this is calculated.

\*This is the ICR calculation rate. Although affordability will be calculated using this rate, please be aware that future affordability calculations may limit the maximum loan amount available.

\*\*For more information on contractual floors and trackers see page 12







# Buy-to-let products



## KEY CRITERIA

- The Annual Percentage Rate of Charge (APRC) calculated using an illustrative loan of £185,000
- All products are subject to availability of funds and may be withdrawn at any time
- All products are available on properties in England, Wales and Scotland, unless otherwise stated
- Where available, cashback amount will be released to the appointed solicitor at completion
- For applications with four or more properties, we'll waive the application fees
- For our BBR tracker products, a contractual floor rate will apply to the full term of the mortgage

## Houses in multiple occupation (HMOs) and multi-unit blocks (MUBs)

Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code	
60% LTV	2 year fixed 	4.30%	3.00%	Free valuation £150 application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	6.30%	BTL000655
	2 year fixed 	5.80%	NIL	Free valuation £150 application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.30%	7.80%	BTL000656
	5 year fixed 	4.75%	5.00%	Free valuation £150 application fee	2% for year 1 4% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.00%	BTL000657
	5 year fixed 	5.75%	NIL	Free valuation £150 application fee	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.00%	5.75%	BTL000658
70% LTV	2 year fixed 	4.10%	4.00%	Free valuation £299 application fee £500 cashback	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	6.10%	BTL000659
	5 year fixed 	5.62%	£3,995	Free valuation £150 application fee Maximum loan £1,000,000	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.62%	BTL000660

<sup>†</sup>For more information about ERCs please refer to your Mortgage Illustration which will explain how this is calculated.



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\*\*For more information on contractual floors and trackers see page 12

# Buy-to-let products



## Houses in multiple occupation (HMOs) and multi-unit blocks (MUBs)

Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code
2 year fixed 	3.70%	5.00%	Free valuation £299 application fee £500 cashback	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	5.70%	BTL000661
2 year fixed	4.70%	3.00%	Free valuation £299 application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	6.70%	BTL000662
2 year fixed	6.20%	NIL	Free valuation £299 application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	8.20%	BTL000663
5 year fixed 	4.90%	5.00%	Free valuation £299 application fee	2% for year 1 4% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.00%	BTL000664
5 year fixed	5.45%	3.00%	Free valuation £299 application fee	3% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.20%	5.45%	BTL000665
5 year fixed	6.05%	NIL	Free valuation £299 application fee	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	6.05%	BTL000666

75% LTV

<sup>†</sup>For more information about ERCs please refer to your Mortgage Illustration which will explain how this is calculated.

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\*\*For more information on contractual floors and trackers see page 12

# Buy-to-let products



## Houses in multiple occupation (HMOs) and multi-unit blocks (MUBs)

Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code	
75% LTV	2 year tracker	5.45% BBR + 1.70%	1.50%	Free valuation £299 application fee Contractual floor 2.70%**	NIL	7.10% BBR + 3.35%	7.20%	7.45%	BTL000464
	2 year tracker	5.70% BBR + 1.95%	1.00%	Free valuation £299 application fee Contractual floor 2.95%**	NIL	7.10% BBR + 3.35%	7.20%	7.70%	BTL000465
	2 year tracker	5.82% BBR + 2.07%	0.75%	Free valuation £299 application fee Contractual floor 3.07%**	NIL	7.10% BBR + 3.35%	7.20%	7.82%	BTL000466
	5 year tracker	5.70% BBR + 1.95%	1.50%	Free valuation £299 application fee Contractual floor 2.95%**	NIL	7.10% BBR + 3.35%	7.00%	7.70%	BTL000442
	5 year tracker	5.80% BBR + 2.05%	1.00%	Free valuation £299 application fee Contractual floor 3.05%**	NIL	7.10% BBR + 3.35%	7.00%	7.80%	BTL000443
	5 year tracker	5.85% BBR + 2.10%	0.75%	Free valuation £299 application fee Contractual floor 3.10%**	NIL	7.10% BBR + 3.35%	7.00%	7.85%	BTL000444

<sup>†</sup>For more information about ERCs please refer to your Mortgage Illustration which will explain how this is calculated.

\*This is the ICR calculation rate. Although affordability will be calculated using this rate, please be aware that future affordability calculations may limit the maximum loan amount available.

\*\*For more information on contractual floors and trackers see page 12

# Consumer buy-to-let



## KEY CRITERIA

- The Annual Percentage Rate of Charge (APRC) calculated using an illustrative loan of £185,000
- All products are subject to availability of funds and may be withdrawn at any time
- All products are available on properties in England, Wales and Scotland, unless otherwise stated
- Where available, cashback amount will be released to the appointed solicitor at completion
- For more information about consumer BTL, please see our [website](#)
- For our BBR tracker products, a contractual floor rate will apply to the full term of the mortgage

## Single self-contained properties

Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code
2 year fixed 	4.20%	3.00%	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.30%	6.20%	BTL000629
	4.15%						6.15%	BTL000630
2 year fixed 	5.70%	NIL	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.30%	7.70%	BTL000631
	5.65%						7.65%	BTL000632
5 year fixed 	4.65%	5.00%	Free valuation No application fee	2% for year 1 4% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.00%	4.65%	BTL000633
	4.60%						4.60%	BTL000634
5 year fixed 	5.65%	NIL	Free valuation No application fee	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.00%	5.65%	BTL000635
	5.60%						5.60%	BTL000636
2 year fixed 	4.00%	4.00%	Free valuation No application fee £500 cashback	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	6.00%	BTL000637
	3.95%						5.95%	BTL000638
5 year fixed 	5.52%	£3,995	Free valuation No application fee Maximum loan £1,000,000	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.52%	BTL000639
	5.47%						5.47%	BTL000640

<sup>†</sup>For more information about ERCs please refer to your Mortgage Illustration which will explain how this is calculated.















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\*\*For more information on contractual floors and trackers see page 12

# Consumer buy-to-let



## Single self-contained properties

Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code
2 year fixed 	3.60%	5.00%	Free valuation No application fee £500 cashback	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	5.60%	BTL000641
	3.55% 						5.55% 	
2 year fixed	4.60%	3.00%	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	6.60%	BTL000643
	4.55% 						6.55% 	
2 year fixed	6.10%	NIL	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.40%	8.10%	BTL000645
	6.05% 						8.05% 	
5 year fixed 	4.80%	5.00%	Free valuation No application fee	2% for year 1 4% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	4.80%	BTL000647
	4.75% 						4.75% 	
5 year fixed	5.35%	3.00%	Free valuation No application fee	3% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.35%	BTL000649
	5.30% 						5.30% 	
5 year fixed	5.95%	NIL	Free valuation No application fee	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.10%	5.95%	BTL000651
	5.90% 						5.90% 	
2 year tracker	5.10% BBR + 1.35%	1.50%	Free valuation No application fee Contractual floor 2.35%**	NIL	7.10% BBR + 3.35%	7.10%	7.10%	BTL000467
2 year tracker	5.35% BBR + 1.60%	1.00%	Free valuation No application fee Contractual floor 2.60%**	NIL	7.10% BBR + 3.35%	7.10%	7.35%	BTL000468
2 year tracker	5.47% BBR + 1.72%	0.75%	Free valuation No application fee Contractual floor 2.72%**	NIL	7.10% BBR + 3.35%	7.10%	7.47%	BTL000469

75% LTV

<sup>†</sup>For more information about ERCs please refer to your Mortgage Illustration which will explain how this is calculated.

\*This is the ICR calculation rate. Although affordability will be calculated using this rate, please be aware that future affordability calculations may limit the maximum loan amount available.

\*\*For more information on contractual floors and trackers see page 12

# Consumer buy-to-let



## Single self-contained properties

	Product type and term	Initial rate	Product fee	Product criteria	Early redemption charge (ERC) <sup>†</sup>	Reversion rate	APRC	ICR rate*	Product code
75% LTV	5 year tracker	5.35% BBR + 1.60%	1.50%	Free valuation No application fee Contractual floor 2.60%**	NIL	7.10% BBR + 3.35%	6.80%	7.35%	BTL000439
	5 year tracker	5.45% BBR + 1.70%	1.00%	Free valuation No application fee Contractual floor 2.70%**	NIL	7.10% BBR + 3.35%	6.80%	7.45%	BTL000440
	5 year tracker	5.50% BBR + 1.75%	0.75%	Free valuation No application fee Contractual floor 2.75%**	NIL	7.10% BBR + 3.35%	6.80%	7.50%	BTL000441
80% LTV	2 year fixed	6.55%	NIL	Free valuation No application fee	3% for year 1 3% for year 2	7.35% Paragon SVR less 1.25%	7.50%	8.55%	BTL000653
	5 year fixed	6.40%	NIL	Free valuation No application fee	5% for year 1 5% for year 2 4% for year 3 4% for year 4 3% for year 5	7.35% Paragon SVR less 1.25%	7.20%	6.40%	BTL000654

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\*\*For more information on contractual floors and trackers see page 12



# Refurb-to-let



## KEY CRITERIA

- All products are subject to availability of funds and may be withdrawn at any time
- All products are available on properties in England, Wales and Scotland, unless otherwise stated
- Evidence of the funds to complete the scheduled works, must be provided
- No exit fee on redemption of the refurb-to-let application if the Paragon buy-to-let mortgage completes simultaneously
- No application fee for the subsequent buy-to-let application
- No initial valuation fee payable on the buy-to-let application, just a £100 fee to re-inspect the property prior to completion
- Where the interest is rolled up, there is additional LTV criteria. Where the interest is serviced, the LTV can be higher. Please refer to our lending guidelines for further details

## Single self-contained properties

## Houses in multiple occupation (HMOs)

	Monthly product rate	Maximum product term	Early redemption charge (ERC) <sup>†</sup>	Application fee	Product fee	Product code
70% LTV Rolled up interest	0.75%	6 months	1% for 2 months	£299	1.75%	STF016
	1.20%	6 months	1% for 2 months	£299	NIL	STF017
75% LTV Serviced interest	0.75%	6 months	1% for 2 months	£299	1.75%	STF016
	1.20%	6 months	1% for 2 months	£299	NIL	STF017

**Minimum loan amount:** Purchase/Remortgage: £30,000

**Maximum loan amount:** Purchase / Remortgage: £1,000,000

**Minimum property valuation:** £50,000

**Loan to value (LTV):**

Maximum LTV based on initial loan where interest is rolled up	Maximum LTV based on end loan balance where interest is rolled up	Maximum LTV based on initial loan where interest is serviced	Maximum LTV where loan is > £750,000
70%	75%	75%	70%

Any fees that may be added to the loan are excluded from the LTV calculations.

Please see our [lending guidelines](#) for all other criteria exceptions that apply to Refurb to let applications.

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<sup>\*</sup>This is the ICR calculation rate. Although affordability will be calculated using this rate, please be aware that future affordability calculations may limit the maximum loan amount available.

<sup>\*\*</sup>For more information on contractual floors and trackers see page 12

# More information

This is a summary of some of our key buy-to-let mortgage criteria. For full information, please refer to our [lending guidelines](#).

## Applications

Please note that from submission of your application, a case must reach offer stage within three months. Therefore, please make sure you send us any additional information as soon as possible. If you do not receive an offer within this timeframe, you'll be asked to select a new product which will be subject to any changes in affordability and a further review from our underwriting team. Once an offer is issued, it will remain valid for three months.

## Bank Base Rate tracker products

With a bank base rate tracker product, your interest rate moves in line with the Bank of England base rate. This is a variable mortgage where your repayments will rise or fall in line with changes based on the base rate.

A contractual floor is a clause that sets a minimum interest rate you must pay, even if the contractual rate falls below that level. A contractual floor rate will apply to the full term of the mortgage, and you can find the specific floor rate for each product within its individual product criteria.

## Affordability

Any fees that will be added to the loan will be included in the loan amount used in both the current and future affordability calculations.

All applications will be subject to validation of:

- Our income requirements, which can be found in our lending guidelines
- The gross rental income from the property equalling or exceeding the Interest Cover Ratio (ICR), as determined using a combination of the tax band applicable to an applicant's income and the property type. The tax band applicable to the applicant with the highest income will be used

Future affordability will also be taken into account and may limit the maximum loan amount available. Before submitting an application, please make sure you check how much we may be able to lend by using our online calculators.

## SSC and HMO/MUB applications

**5 year fixed rate products (for SSC):** The ICR calculation rate will be either the product charging rate or 4.50%, whichever is the greater.

**5 year fixed rate products (for HMOs and MUB):** The ICR calculation rate will be either the product charging rate or 5.00%, whichever is the greater.

**All other products (for all property types):** The ICR calculation rate will be either the product charging rate plus 2% or 5.50%, whichever is the greater.

Don't forget to check our [online affordability calculator](#) to see how much your client could borrow.

## Advance

Any fees added to the loan will be taken into account for higher loan to value (LTV) applications and included within the maximum loan available and LTV calculations. The total amount of loan plus any fees added must not exceed 80% LTV.

**For individuals with three or fewer mortgaged buy-to-let properties:**

Up to 80% LTV	Up to 75% LTV	Up to 70% LTV	Up to 65% LTV	Min loan	Max aggregate loan	Min income	Min age	Min term	Max term
£800,000	£1,200,000	£1,700,000	£2,000,000	£30,000	£2,000,000 (including any fees added to the loans) may be advanced to an applicant on up to three properties	£25,000	21	5 years	35 years

**For individuals with four or more mortgaged buy-to-let properties, limited companies and applications for Houses in Multiple Occupation (HMO) or multi-unit blocks:**

Up to 80% LTV	Up to 75% LTV	Up to 70% LTV	Up to 65% LTV	Min loan	Max aggregate loan	Min income	Min age	Min term	Max term
£800,000	£1,200,000	£1,700,000	£4,000,000	£30,000	£10,000,000 (including any fees added to the loans). Borrowing above that amount may be considered on a bespoke basis	None, but details of all income must be provided	21	5 years	35 years

## Fees

Any fees added to the loan will be taken into account for higher LTV applications and included within the maximum loan available and LTV calculations. The total amount of loan plus any fees added must not exceed 80% LTV.

Name of charge	What is this charge for?	How much is the charge?
Application fee	A non-refundable application fee on all submissions, unless otherwise stated.	See individual product details for buy-to-let applications
Re-inspection fee	If a re-inspection of the property becomes necessary at any time after the original valuation, a fee is charged and will be added to the loan unless it is paid in advance.	£100
Product fee	This fee can be added to the loan and may be included in the LTV and maximum loan calculations for higher LTV loans.	See individual product details
Funds transfer fee	Charges for the telegraphic transfer of funds to the solicitor.	£25
Property insurance contingency fee	Where building insurance is not arranged with Paragon a fee will be charged.	£25
Mortgage exit fee	This fee is based on the original advance and is payable either at the end of the mortgage term, or before the end of the mortgage term if the loan is transferred to another lender.	0.25% of the original advance
Extension fee	This fee is payable if Paragon agree to extend the refurbishment loan beyond the original timescale.	0.30% of the original advance

Unless a fee must be paid before you submit an application, you can choose to pay your fees in three ways:

### Add to balance

This fee will be added to the loan amount, and interest will be charged at the same rate as the rest of the mortgage. This means that the mortgage balance will increase, and you'll repay more over the term.

### Pay up front

This fee will need to be paid when you submit your application.

### Pay on completion

This fee will be deducted from the amount that we send to the solicitor, meaning any difference will need to be paid to the solicitor at completion.

For full details of all fees and charges, please see our **tariff of mortgage charges**.

## Valuation fee scales

This fee must be paid when you submit your application.

Purchase price / remortgage estimated valuation	Valuation fee for single self-contained units (SSC)	Valuation fee for HMOs and multi-unit blocks
£75,000 to £100,000	£280	£500
£100,001 to £150,000	£300	£520
£150,001 to £200,000	£340	£560
£200,001 to £300,000	£395	£615
£300,001 to £400,000	£450	£670
£400,001 to £500,000	£490	£710
£500,001 to £600,000	£570	£790
£600,001 to £700,000	£650	£870
£700,001 to £800,000	£690	£910
£800,001 to £900,000	£750	£970
£900,001 to £1,000,000	£815	£1035
£1,000,001 to £1,500,000	£1,000	£1,220
£1,500,001 to £2,000,000	£1,250	£1,470
£2,000,001 to £2,500,000	£1,500	£1,720
£2,500,001 plus	Refer to lender	Refer to lender


The mortgage valuation report is a Security Assessment carried out for the benefit of Paragon Banking Group to determine if a property provides acceptable security for mortgage purposes. A valuation fee may be charged at application stage, where applicable, in accordance with the fee scales shown above. Where an internal inspection has been carried out and the proposed security is subsequently declined, a valuation report will not be made available although a summary will be given advising why the property is deemed to be unsuitable. In these circumstances the valuation fee, if paid, is non-refundable.

We reserve the right to reinspect the property at any time during the mortgage term, at our own cost.


**In conjunction with other criteria, we will assess the affordability of a mortgage based on the expected monthly income generated from letting the property to a tenant. The actual income generated may be different and can be influenced over time by changes within the rental market. The applicant(s) will remain responsible for meeting the costs of the mortgage and the additional costs associated with letting property for the duration of ownership. Please refer to our buy-to-let lending guidelines and submission requirements for full criteria.**

**PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ**

BTL0166-061 (06/2026)

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