



# ZEPHYR

HOMELOANS

## Product Range

22 May 2026

### Latest updates

- > On 22nd May, all Fixed Rates increased by 20bps.
- > On 11th May, we launched Special Edition 5 Year Fixed Rates, with **no valuation fee** - available on standard properties and small HMOs/MUFBs.

**Please note:** 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.



# Special Edition Range

None of our products have an application fee

2 Year Fixed - Special Edition Range						
Range	LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code	Reversion Rate
Standard properties (incl. New Build & Flats Above Commercial)	75%	£1.5M	3.84%	5.00%	ZHL03601	BBR +4.90%
Standard properties (incl. New Build & Flats Above Commercial)	75%	£1.5M	5.34%	2.00%	ZHL03604	BBR +4.90%
Small HMO & MUFB (up to 6 bedrooms/units)	75%	£1.5M	3.99%	5.00%	ZHL03564	BBR +5.15%
Small HMO & MUFB (up to 6 bedrooms/units)	75%	£1.5M	5.49%	2.00%	ZHL03566	BBR +5.15%
Large HMO & MUFB (7-12 bedrooms/units)	75%	£1.5M	4.24%	5.00%	ZHL03584	BBR +5.15%
Large HMO & MUFB (7-12 bedrooms/units)	75%	£1.5M	5.74%	2.00%	ZHL03586	BBR +5.15%

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

5 Year Fixed - Special Edition Range						
Range	LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code	Reversion Rate
Standard properties (incl. New Build & Flats Above Commercial)	75%	£1.5M	5.20%	5.00%	ZHL03614	BBR +4.90%
Standard properties (incl. New Build & Flats Above Commercial)	75%	£1.5M	5.80%	2.00%	ZHL03617	BBR +4.90%
Small HMO & MUFB (up to 6 bedrooms/units)	75%	£1.5M	5.30%	5.00%	ZHL03574	BBR +5.15%
Small HMO & MUFB (up to 6 bedrooms/units)	75%	£1.5M	5.90%	2.00%	ZHL03576	BBR +5.15%
Large HMO & MUFB (7-12 bedrooms/units)	75%	£1.5M	5.55%	5.00%	ZHL03592	BBR +5.15%
Large HMO & MUFB (7-12 bedrooms/units)	75%	£1.5M	6.15%	2.00%	ZHL03594	BBR +5.15%

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

5 Year Fixed - Special Edition with NO VALUATION FEE						
Range	LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code	Reversion Rate
Standard properties (incl. New Build & Flats Above Commercial)	75%	£1.5M	6.04%	2.00%	ZHL03624	BBR +4.90%
Standard properties (incl. New Build & Flats Above Commercial)	75%	£1.5M	6.44%	No Fee	ZHL03625	BBR +4.90%
Small HMO & MUFB (up to 6 bedrooms/units - min loan £150k)	75%	£1.5M	6.19%	2.00%	ZHL03622	BBR +5.15%
Small HMO & MUFB (up to 6 bedrooms/units - min loan £150k)	75%	£1.5M	6.59%	No Fee	ZHL03623	BBR +5.15%

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

## Notes:

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

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

HMO & MUFB loans are now available if the property is a new build.

For Standard Properties and Small HMO/MUFBs we accept First Time Landlords subject to a minimum of 3 months' home ownership experience. For Large HMOs and MUFBs we require 12 months' BTL experience or one person on the application must be at least 25 years' old, have a minimum of 3 years' home ownership and a minimum income of £75,000. Please speak with one of our team for further information.

Minimum valuation of £75,000 for standard properties, new builds and FACs. For Small HMOs & MUFBs (up to 6 bedrooms/units), the minimum is £100,000. For Large HMOs & MUFBs (7-12 bedrooms/units), it's £120,000.

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 Range

## Standard properties (incl. New Build & Flats Above Commercial)

None of our products have an application fee

2 Year Fixed				
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code
65%	£2.5M	3.14%	7.00%	ZHL03596
65%	£2.5M	5.14%	3.00%	ZHL03597
65%	£2.5M	6.64%	No fee	ZHL03598
75%	£1.5M	3.19%	7.00%	ZHL03599
75%	£1.5M	3.69%	6.00%	ZHL03600
75%	£1.5M	4.69%	4.00%	ZHL03602
75%	£1.5M	5.19%	3.00%	ZHL03603
75%	£1.5M	6.19%	1.00%	ZHL03605
75%	£1.5M	6.69%	No fee	ZHL03606
80%	£750k	5.69%	3.00%	ZHL03607
80%	£750k	7.19%	No fee	ZHL03608
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 3.75%				

5 Year Fixed				
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code
65%	£2.5M	4.84%	7.00%	ZHL03609
65%	£2.5M	5.64%	3.00%	ZHL03610
65%	£2.5M	6.24%	No fee	ZHL03611
75%	£1.5M	4.94%	7.00%	ZHL03612
75%	£1.5M	5.14%	6.00%	ZHL03613
75%	£1.5M	5.54%	4.00%	ZHL03615
75%	£1.5M	5.74%	3.00%	ZHL03616
75%	£1.5M	6.14%	1.00%	ZHL03618
75%	£1.5M	6.34%	No fee	ZHL03619
80%	£750k	6.15%	3.00%	ZHL03620
80%	£750k	6.75%	No fee	ZHL03621
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 3.75%				

Lifetime Tracker (No ERC)				
LTV Band*	Maximum Loan	Rate	Product Fee	Product Code
65%	£2.5M	5.29% (BBR +1.54%)	3.00%	ZHL03368
75%	£1.5M	5.34% (BBR +1.59%)	3.00%	ZHL03369
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.				

### Notes:

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

80% LTV products not available for Large HMOs & MUFBs, new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties.

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

Minimum valuation of £75,000 for standard properties, new builds and FACs. For Small HMOs & MUFBs (up to 6 bedrooms/units) the minimum is £100,000. For Large HMOs & MUFBs (7-12 bedrooms/units), it's £120,000.

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 Range

## Small HMO & MUFB properties (up to 6 bedrooms/units)

None of our products have an application fee

2 Year Fixed				
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code
65%	£2.5M	3.29%	7.00%	ZHL03560
65%	£2.5M	5.29%	3.00%	ZHL03561
65%	£2.5M	6.79%	No fee	ZHL03562
75%	£1.5M	3.34%	7.00%	ZHL03563
75%	£1.5M	5.34%	3.00%	ZHL03565
75%	£1.5M	6.84%	No fee	ZHL03567
80%	£750k	5.84%	3.00%	ZHL03568
80%	£750k	7.34%	No fee	ZHL03569
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 3.75%				

5 Year Fixed				
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code
65%	£2.5M	4.94%	7.00%	ZHL03570
65%	£2.5M	5.74%	3.00%	ZHL03571
65%	£2.5M	6.34%	No fee	ZHL03572
75%	£1.5M	5.04%	7.00%	ZHL03573
75%	£1.5M	5.84%	3.00%	ZHL03575
75%	£1.5M	6.44%	No fee	ZHL03577
80%	£750k	6.25%	3.00%	ZHL03578
80%	£750k	6.85%	No fee	ZHL03579
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 3.75%				

Lifetime Tracker (No ERC)				
LTV Band*	Maximum Loan	Rate	Product Fee	Product Code
65%	£1.5M	5.49% (BBR +1.74%)	3.00%	ZHL03364
75%	£1.0M	5.54% (BBR +1.79%)	3.00%	ZHL03365
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.				

### Notes:

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

80% LTV products not available for Large HMOs & MUFBs, new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties.

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 above a commercial premises.

For Standard Properties and Small HMO/MUFBs we accept First Time Landlords subject to a minimum of 3 months' home ownership experience.

Minimum valuation of £75,000 for standard properties, new builds and FACs. For Small HMOs & MUFBs (up to 6 bedrooms/units), the minimum is £100,000. For Large HMOs & MUFBs (7-12 bedrooms/units), it's £120,000.

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Standard Range

## Large HMO & MUFB properties (7-12 bedrooms/units)

None of our products have an application fee

2 Year Fixed				
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code
65%	£2.0M	3.54%	7.00%	ZHL03580
65%	£2.0M	5.54%	3.00%	ZHL03581
65%	£2.0M	7.04%	No fee	ZHL03582
75%	£1.5M	3.59%	7.00%	ZHL03583
75%	£1.5M	5.59%	3.00%	ZHL03585
75%	£1.5M	7.09%	No fee	ZHL03587
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 3.75%				

5 Year Fixed				
LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code
65%	£2.0M	5.19%	7.00%	ZHL03588
65%	£2.0M	5.99%	3.00%	ZHL03589
65%	£2.0M	6.59%	No fee	ZHL03590
75%	£1.5M	5.29%	7.00%	ZHL03591
75%	£1.5M	6.09%	3.00%	ZHL03593
75%	£1.5M	6.69%	No fee	ZHL03595
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 3.75%				

Lifetime Tracker (No ERC)				
LTV Band*	Maximum Loan	Rate	Product Fee	Product Code
65%	£2.0M	5.99% (BBR+ 2.24%)	3.00%	ZHL03366
75%	£1.5M	6.04% (BBR+ 2.29%)	3.00%	ZHL03367
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.				

### Notes:

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

80% LTV products not available for Large HMOs & MUFBs, new builds, valuations less than £100,000, properties above or adjacent to commercial, ex local authority/MOD properties.

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 above a commercial premises.

For Large HMOs and MUFBs we require 12 months' BTL experience or one person on the application must be at least 25 years old, have a minimum of 3 years home ownership and a minimum income of £75,000. Please speak with one of our team for further information.

Minimum valuation of £75,000 for standard properties, new builds and FACs. For Small HMOs & MUFBs (up to 6 bedrooms/units), the minimum is £100,000. For Large HMOs & MUFBs (7-12 bedrooms/units), it's £120,000.

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# ICR & Income top slicing

Borrower Type		ICR for all property types	Stressed Rate
Limited Company		125%	For Fixed Rate products 5 years or longer, the Payrate is used for the stressed rate.
Individual	Higher Rate Taxpayer	140% *	
	Like for Like remortgage and /or lower rate taxpayer	125%	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**



**HMOs & MUFBs up to 12 bedrooms/units**



**Loans sizes available up to £2.5m on standard properties (including new builds and flats above commercial) and small HMOs & MUFBs. Up to £2m on large HMO & MUFBs (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 and small HMOs/MUFBs (up to 6 bedrooms/units), and 75% on new builds, flats above commercial and large HMOs/MUFBs (7-12 bedrooms/units)**

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

# Got a BTL case? Let's chat

If you have a new BTL case, please get in touch with one of our friendly team of experts shown below.

- > Full details of the postcodes they each cover are on our website [zephyrhomeloans.co.uk/contact/](https://zephyrhomeloans.co.uk/contact/).
- > Alternatively, email [BDMQueries@zephyrhomeloans.co.uk](mailto:BDMQueries@zephyrhomeloans.co.uk) and one of the team will reply to you.
- > To discuss an existing case, please call our Broker Helpline on **0370 707 1894**.



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## 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 22 May 2026.

**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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