



Unlocking opportunity

Buy to Let Product Guide

FOR INTERMEDIARY USE ONLY



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At Birmingham Bank, we unlock property opportunity for more landlords by empowering mortgage intermediaries with the simple and powerful Buy-to-Let lending experience they need to help their clients achieve their goals.

Why use Birmingham Bank?



Speed-to-decision

Streamlined processes designed to help reach quicker decisions – subject to full underwriting and eligibility



Exclusive Mortgage Criteria

Tailored to specialist BTL needs



Exclusive Panel

Our selective membership allows us to focus on understanding your business better



Real Expert Collaboration

So you can advise with confidence



Fair Remuneration

Acknowledging your expertise

**Smarter, Faster BTL Lending Decisions,
Greater Confidence.**



Unlocking opportunity

Specialising in Portfolio Landlords

We specialise in serving Portfolio Landlords, whether they are individuals, Limited Companies (SPV), or Limited Liability Partnerships.

Generous Lending

We offer lending options of up to £2 million, with no portfolio restrictions.

Streamlined Portfolio Lending

We provide a Portfolio Lending facility that accommodates unlimited properties within a single account*, simplifying your management.

Property Location Focus

We cater to properties located in England and Wales.

Property Variety

Our services cover both standard properties, HMOs with up to 8 rooms and MUFBs up to 6 units, ensuring flexibility to meet your diverse needs.

*Subject to overall exposure limits and lending criteria

Portfolio on one Loan

At Birmingham Bank, we provide landlords with the opportunity to mortgage one, or multiple properties of the same type on a single loan.

This facility allows intermediaries to structure multiple properties under a single loan agreement.

Benefits

- Single mortgage agreement and Direct Debit
- Properties may be removed during the initial period subject to payment of the applicable Early Redemption Charge.

Qualifying property types

Standard buy to let houses and flats
Ex local authority houses and flats*
Studio Flats and Flats above commercial
Flats in blocks up to 10 storeys

HMOs up to 8 rooms
MUFBs up to 6 units

*subject to majority of flats in private ownership, no balcony access, underwriter discretion

How it works

- Add multiple properties to your DIP submission
- Each individual property must meet minimum criteria of:
 - Min Value £135,000
 - Min Loan £100,000
 - Min Interest Coverage Ratio (ICR) stress test as per borrower type
 - Maximum loan amount is £2m, subject to a 70% net LTV cap and a 73% gross LTV cap for net loan amounts exceeding £1m

For Professional Mortgage Intermediary Use Only – Not for distribution to or reliance on by retail customers



Standard Property – Single Loan or Portfolio Loan

Individual or Limited Co. SPV

Purchase and Remortgage

Term	LTV	Interest Rate	Product Fee	ERC	Product Code
2 Year Fixed	65%	5.60%	2.99%	3/2%	BTLS265560299199
	65%	4.10%	5.99%	3/2%	BTLS265410599200
	65%	3.60%	6.99%	3/2%	BTLS265360699201
	75%	5.60%	2.99%	3/2%	BTLS275560299202
	75%	4.10%	5.99%	3/2%	BTLS275410599203
	75%	3.60%	6.99%	3/2%	BTLS275360699204

This communication is intended for authorised mortgage intermediaries only and must not be distributed to customers

All rates shown exclude product and valuation fees.

Reversion Rate - Birmingham Bank Standard Variable Rate (currently 9.25%)

Check the Birmingham Bank Criteria Guide [here](#)

Standard Property – Single Loan or Portfolio Loan

Individual or Limited Co. SPV

Purchase and Remortgage

Term	LTV	Interest Rate	Product Fee	ERC	Product Code
5 Year Fixed	65%	6.20%	2.99%	5/4/3/3/3%	BTLS565620299205
	65%	5.50%	5.99%	5/4/3/3/3%	BTLS565550599206
	65%	5.30%	6.99%	5/4/3/3/3%	BTLS565530699207
	75%	6.20%	2.99%	5/4/3/3/3%	BTLS575620299208
	75%	5.50%	5.99%	5/4/3/3/3%	BTLS575550599209
	75%	5.30%	6.99%	5/4/3/3/3%	BTLS575530699210

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HMO / MUFB – Single Loan or Portfolio Loan

Individual or Limited Co. SPV

Purchase and Remortgage

Term	LTV	Interest Rate	Product Fee	ERC	Product Code
2 Year Fixed	65%	5.80%	2.99%	3/2%	BTLM265580299200
	65%	4.20%	5.99%	3/2%	BTLM265420599201
	65%	3.70%	6.99%	3/2%	BTLM265370699202
	75%	5.80%	2.99%	3/2%	BTLM275580299203
	75%	4.20%	5.99%	3/2%	BTLM275420599204
	75%	3.80%	6.99%	3/2%	BTLM275380699205

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Reversion Rate - Birmingham Bank Standard Variable Rate (currently 9.25%)

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HMO / MUFB – Single Loan or Portfolio Loan

Individual or Limited Co. SPV

Purchase and Remortgage

Term	LTV	Interest Rate	Product Fee	ERC	Product Code
5 Year Fixed	65%	6.30%	2.99%	5/4/3/3/3%	BTLM565630299206
	65%	5.70%	5.99%	5/4/3/3/3%	BTLM565570599207
	65%	5.50%	6.99%	5/4/3/3/3%	BTLM565550699208
	75%	6.40%	2.99%	5/4/3/3/3%	BTLM575640299209
	75%	5.70%	5.99%	5/4/3/3/3%	BTLM575570599210
	75%	5.50%	6.99%	5/4/3/3/3%	BTLM575550699211

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All rates shown exclude product and valuation fees.

Reversion Rate - Birmingham Bank Standard Variable Rate (currently 9.25%)

Check the Birmingham Bank Criteria Guide [here](#)

Loan Requirements

The minimum interest cover requirements are as follows:

	Standard BTL	HMO/MUFB	Adverse Credit	Allowable Credit
Individual* (Basic Rate Taxpayer)	125%	145%	CCJs	Zero in the last 36 months >£250 Satisfied =<£250 at underwriter discretion
Individual (Higher Rate Taxpayer)	140%	145%		Zero in the last 12 months One satisfied CCJ=<£250 in last 13 to 36 months
Limited Company & Limited Liability Partnerships	125%	130%	Defaults	Zero in the last 36 months >£250 Satisfied =<£250 at underwriter discretion
Assessment Rate	For applications with more than one individual, the tax status of the highest income is to be used to determine the appropriate minimum ICR requirement.			Zero in the last 12 months Two satisfied defaults <£250 in last 13 to 36 months
Rental Valuation Method	Fixed rate products of 5 years and over = product pay rate.		Secured arrears (including residential & commercial mortgages, BTL, asset finance)	Zero in the last 36 months
	Fixed rate products of less than 5 years = higher of: product pay rate +2% or 5.5%.		Unsecured arrears (loans, credit cards, insurance premia, utilities)	One worst status 2+ in last 12 months Two worst status 2+ in last 36x months (Communications & Mail Orders Excluded)
	Lower of Market rental valuation or passing rent. For HMOs the valuation will be required on a rental valuation basis assuming the property is multi-occupancy let.		Debt Management Plan Bankruptcy IVA Repossession Debt Relief Order	Nil (6-year history) Nil (6-year history) Nil (6-year history) Nil (6-year history) Nil (6-year history)

Valuation Fee Scales

Standard BTL Property - Single Dwellings

Standard BTL Property		
Value From	Value To	Total Fee inc. VAT
£1	£100,000	£429.00
£100,001	£200,000	£463.80
£200,001	£300,000	£502.80
£300,001	£400,000	£549.00
£400,001	£500,000	£590.51
£500,001	£600,000	£681.00
£600,001	£700,000	£753.00
£700,001	£800,000	£789.00
£800,001	£900,000	£826.97
£900,001	£1,000,000	£901.56
£1,000,001	+	Quote Only

The fees listed are for guidance and are subject to confirmation of panel valuer availability. The valuation fee is payable prior to the instruction. Fees are non-refundable once the valuer has been instructed. Additional legal and arrangement fees may apply.

Standard HMO Property - HMO properties with up to 5 lettable rooms

Standard HMO Property		
Value From	Value To	Total Fee inc. VAT
£1	£200,000	£571.00
£200,001	£300,000	£631.00
£300,001	£400,000	£741.00
£400,001	£500,000	£801.00
£500,001	£600,000	£861.00
£600,001	£700,000	£921.00
£700,001	£800,000	£981.00
£800,001	£900,000	£1041.00
£900,001	£1,000,000	£1101.00
£1,000,001	+	Quote Only

Large HMO & MUFB Property

HMO with 6 to 8 lettable rooms and all MUFB's are quoted on a case-by-case basis.

Right First Time – How to get the best out of Birmingham Bank

Decision in Principle (DIP)

Submit your request via our online Introducer Portal, Origin. You'll receive an Agreement in Principle (AIP) instantly if it meets our criteria. If it is referred, our underwriters will respond to you within 48 hours.

- Your reference number will be visible on the dashboard
- We also send you a copy of your submission via email

Application

Following the provision of your AIP, a full application must be submitted within 30 days, and all mandatory documents must be attached to support the application. Do not send an application without all supporting documentation, as this will delay processing.

An underwriter will review the application once all mandatory documents have been received. Any additional supporting information required will be requested via the Further Information requests in Origin.

Mandatory Documentation

- Portfolio Schedule - All borrower types. This must be in Excel; other formats, such as PDF, are unfortunately not acceptable. Please upload an existing Excel document or use our template (BB template)
 - Latest 1-month personal bank statements - all borrower types
 - 'Rental bank statements' - Latest 3 months bank statements showing rental income - all borrower types
 - Proof of deposit - if 3rd party purchase
- Individuals SA302 + tax year overview or latest payslip (1 month)



Solicitor Panel

Dual Representation and Separate Representation options are available on Purchases and Remortgages. [View our Legal fee scale.](#)

Valuation

The short form valuation fee scale for standard buy to let properties up to £1m, including HMOs up to and including 5 rooms, is [available here](#). This will be detailed in your AIP.

For HMOs of 6 beds or more and all MUFBs, our valuation team will obtain specific valuation fee quotes. This normally takes 24 hours but may take up to 2 days.

Valuation fees are only refundable until the valuer is instructed. To request that a valuation be instructed before all documents are approved; we will ask via the portal for your authority to instruct the valuation accepting the risk that the fee cannot be refunded if the case is subsequently declined.

Please pay the valuation fee into:
Account Name: Birmingham Bank
Sort Code: 30-62-61
Account Number: 12757962



Our range of products are exclusively accessible through our approved Intermediary panel, and the information provided here should not be relied upon by individuals lacking professional expertise in investment matters. The information provided here is correct as of 26th August 2025.

Please note - we reserve the right to modify or withdraw our product offerings at any time, without prior notification. This serves as an overview of our eligibility criteria, and in specific cases, our underwriters may exercise discretion to assess deviations from our lending policies. Each application is evaluated on an individual basis, and we do not guarantee approval for all cases that fulfil our basic criteria. To discuss the specific details of your case, please contact us.

THIS INFORMATION IS FOR MORTGAGE INTERMEDIARIES EXCLUSIVELY.

Submitting Applications

Applications will only be accepted from our Registered and Approved Intermediary Panel. [Click here](#) to access the portal.

How to work with us

Find out how to submit your case right first time:
<https://www.birminghambank.com/ways-of-working>

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