

# Buy-to-let mortgages



6 February 2024

## Non-portfolio product switch guide

Ideal for landlords looking to switch to a new product who:

- Have up to three mortgaged buy-to-let properties
- Are consumer buy-to-let customers
- Have single self-contained units
- Have properties in England, Wales and Scotland

☎ 0345 849 4060

✉ [btlcs@paragonbank.co.uk](mailto:btlcs@paragonbank.co.uk)

🌐 [www.paragonbank.co.uk](http://www.paragonbank.co.uk)



## Key criteria

- All products are subject to availability of funds and withdrawal at any time
- After the fixed or discounted period, if the mortgage is interest only, it may be converted to capital and interest repayment, subject to 28 days' written notice
- Please refer to the Mortgage Conditions for full details
- The ERC is calculated based on the balance at the time of redemption

All products are available for single self-contained properties (SSC).

## 75% LTV | Fixed rates from 5.19%

| Product type and term | Initial rate | Product fee | Early redemption charge (ERC)   | Reversion rate                     | APRC  | Product code |
|-----------------------|--------------|-------------|---|------------------------------------|-------|--------------|
| 2 year fixed          | 5.19%        | 3.00%       | 3% for 2 years  | 8.35%<br>Paragon SVR<br>less 1.25% | 8.40% | BTF250       |
| 2 year fixed          | 6.69%        | NIL         | 3% for 2 years  | 8.35%<br>Paragon SVR<br>less 1.25% | 8.40% | BTF251       |
| 5 year fixed          | 5.25%        | 3.00%       | 3% for year 1<br>5% for year 2<br>4% for year 3<br>4% for year 4<br>3% for year 5 | 8.35%<br>Paragon SVR<br>less 1.25% | 7.70% | BTF247       |
| 5 year fixed          | 5.85%        | NIL         | 5% for year 1<br>5% for year 2<br>4% for year 3<br>4% for year 4<br>3% for year 5 | 8.35%<br>Paragon SVR<br>less 1.25% | 7.70% | BTF248       |



If you're looking to switch to a new product and your loan to value is more than 75%, please give us a call on 0345 849 4060 to see how we may be able to help you



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## 75% LTV | Discounted SVR rates from 6.12%

| Product type and term      | Initial rate                       | Product fee | Early redemption charge (ERC)                   | Reversion rate                     | APRC  | Product code |
|----------------------------|------------------------------------|-------------|---|------------------------------------|-------|--------------|
| 2 year discounted variable | 6.12%<br>Paragon SVR<br>less 3.48% | 2.00%       | 3% for 2 years                                  | 8.35%<br>Paragon SVR<br>less 1.25% | 8.50% | BTF229       |
| 2 year discounted variable | 6.99%<br>Paragon SVR<br>less 2.61% | 0.50%       | 3% for 2 years                                  | 8.35%<br>Paragon SVR<br>less 1.25% | 8.50% | BTF252       |
| 3 year discounted variable | 6.28%<br>Paragon SVR<br>less 3.32% | 2.50%       | 3% for year 1<br>2% for year 2<br>1% for year 3 | 8.35%<br>Paragon SVR<br>less 1.25% | 8.40% | BTF230       |



Since 8 December 2022 all our new discounted products have benefited from our Track to Fix feature. This means that at any time during the discounted product term, a landlord can apply to switch to any of our product switch fixed rates available at that time, without incurring an early repayment charge.



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## General Information

### Standard Variable Rate (SVR)

A Standard Variable Rate (SVR) is a type of mortgage interest rate set by us. The SVR for our buy-to-let mortgages is published on our website and can be varied from time to time in accordance with the mortgage conditions. A copy of the mortgage conditions can be found on the documents page of our website [www.paragonbank.co.uk](http://www.paragonbank.co.uk)

### Track to Fix

Since 8 December 2022 all our new discounted products have benefited from our Track to Fix feature. This means that at any time during the discounted product term, a landlord can apply to switch to any of our product switch fixed rates available at that time, without incurring an early repayment charge. All product switches will be subject to any eligibility requirements being met at the time of application.

## Fees


| Name of charge | What is this charge for?  | How much is the charge?        |
|----------------|---|--------------------------------|
| Product fee    | This fee can be added to the loan but is excluded from LTV calculation. | See individual product details |

## How to apply

- Login or register on our website at [www.paragonbank.co.uk/ParagonBuyToLet](http://www.paragonbank.co.uk/ParagonBuyToLet)
- Call us on 0345 849 4060
- Contact your intermediary who can arrange this for you

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

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 0345 849 4060

 [btlcs@paragonbank.co.uk](mailto:btlcs@paragonbank.co.uk)

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