

# SPECIALIST LENDING TOOLKIT

## BUY TO LET MORTGAGES

A buy to let mortgage is a loan that allows you to purchase a property for the purpose of renting it out to others. This means the mortgage is not intended for you to buy a house and live in it yourself.

You can use a buy to let mortgage to purchase many different kinds of properties including: houses, flats, HMOs, multi-unit freehold blocks and holiday lets.



The primary objective of these products is to help you invest in the property market. They can be used for first-time property acquisitions or to support the expansion of an existing portfolio.

Remember, as these loans are secured against a property, you could risk losing your investment if you fail to keep up with your mortgage payments.

How much you could borrow with a buy to let mortgage depends on a few factors, such as: your predicted rental income, the lender's criteria, your finances and credit history.

