FOR INTERMEDIARIES ONLY

ZEPHYR
HOMELOANS

Product Range

18th September 2026

Latest updates

On 18th September:

- All fixed rates up to **75% LTV** increased by **40bps**.
- All **80% LTV** fixed rates increased by **30bps**.

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

Range	LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code	Reversion Rate
	2 Year Fixed - Special Edition Range					
Standard properties (incl. New Build & Flats Above Commercial)	**75%**	**£1.5M**	4.29%	5.00%	ZHL03803	BBR +4.90%
Standard properties (incl. New Build & Flats Above Commercial)	**75%**	**£1.5M**	5.79%	2.00%	ZHL03806	BBR +4.90%
Small HMO & MUFB (up to 6 bedrooms/units)	**75%**	**£1.5M**	4.44%	5.00%	ZHL03766	BBR +5.15%
Small HMO & MUFB (up to 6 bedrooms/units)	**75%**	**£1.5M**	5.94%	2.00%	ZHL03768	BBR +5.15%
Large HMO & MUFB (7-12 bedrooms/units)	**75%**	**£1.5M**	4.69%	5.00%	ZHL03786	BBR +5.15%
Large HMO & MUFB (7-12 bedrooms/units)	**75%**	**£1.5M**	6.19%	2.00%	ZHL03788	BBR +5.15%
Product fee can be added on all products, up to a total maximum 83% LTV						

Range	LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code	Reversion Rate
	5 Year Fixed - Special Edition Range					
Standard properties (incl. New Build & Flats Above Commercial)	**75%**	**£1.5M**	5.65%	5.00%	ZHL03816	BBR +4.90%
Standard properties (incl. New Build & Flats Above Commercial)	**75%**	**£1.5M**	6.25%	2.00%	ZHL03819	BBR +4.90%
Small HMO & MUFB (up to 6 bedrooms/units)	**75%**	**£1.5M**	5.75%	5.00%	ZHL03776	BBR +5.15%
Small HMO & MUFB (up to 6 bedrooms/units)	**75%**	**£1.5M**	6.35%	2.00%	ZHL03778	BBR +5.15%
Large HMO & MUFB (7-12 bedrooms/units)	**75%**	**£1.5M**	6.00%	5.00%	ZHL03794	BBR +5.15%
Large HMO & MUFB (7-12 bedrooms/units)	**75%**	**£1.5M**	6.60%	2.00%	ZHL03796	BBR +5.15%
Product fee can be added on all products, up to a total maximum 83% LTV						

Range	LTV Band*	Maximum Loan	Initial Rate	Product Fee	Product Code	Reversion Rate
	5 Year Fixed - Special Edition with NO VALUATION FEE					
Standard properties (incl. New Build & Flats Above Commercial)	**75%**	**£1.5M**	6.49%	2.00%	ZHL03826	BBR +4.90%
Standard properties (incl. New Build & Flats Above Commercial)	**75%**	**£1.5M**	6.89%	No Fee	ZHL03827	BBR +4.90%
Small HMO & MUFB (up to 6 bedrooms/units - min loan £150k)	**75%**	**£1.5M**	6.64%	2.00%	ZHL03824	BBR +5.15%
Small HMO & MUFB (up to 6 bedrooms/units - min loan £150k)	**75%**	**£1.5M**	7.04%	No Fee	ZHL03825	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 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**	3.59%	7.00%	ZHL03798
65%	**£2.5M**	5.59%	3.00%	ZHL03799
65%	**£2.5M**	7.09%	No fee	ZHL03800
75%	**£1.5M**	3.64%	7.00%	ZHL03801
75%	**£1.5M**	4.14%	6.00%	ZHL03802
75%	**£1.5M**	5.14%	4.00%	ZHL03804
75%	**£1.5M**	5.64%	3.00%	ZHL03805
75%	**£1.5M**	6.64%	1.00%	ZHL03807
75%	**£1.5M**	7.14%	No fee	ZHL03808
80%	**£750k**	6.04%	3.00%	ZHL03809
80%	**£750k**	7.54%	No fee	ZHL03810

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**	5.29%	7.00%	ZHL03811
65%	**£2.5M**	6.09%	3.00%	ZHL03812
65%	**£2.5M**	6.69%	No fee	ZHL03813
75%	**£1.5M**	5.39%	7.00%	ZHL03814
75%	**£1.5M**	5.59%	6.00%	ZHL03815
75%	**£1.5M**	5.99%	4.00%	ZHL03817
75%	**£1.5M**	6.19%	3.00%	ZHL03818
75%	**£1.5M**	6.59%	1.00%	ZHL03820
75%	**£1.5M**	6.79%	No fee	ZHL03821
80%	**£750k**	6.50%	3.00%	ZHL03822
80%	**£750k**	7.10%	No fee	ZHL03823

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	3.74%	7.00%	ZHL03762
65%	£2.5M	5.74%	3.00%	ZHL03763
65%	£2.5M	7.24%	No fee	ZHL03764
75%	£1.5M	3.79%	7.00%	ZHL03765
75%	£1.5M	5.79%	3.00%	ZHL03767
75%	£1.5M	7.29%	No fee	ZHL03769
80%	£750k	6.19%	3.00%	ZHL03770
80%	£750k	7.69%	No fee	ZHL03771
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	5.39%	7.00%	ZHL03772
65%	£2.5M	6.19%	3.00%	ZHL03773
65%	£2.5M	6.79%	No fee	ZHL03774
75%	£1.5M	5.49%	7.00%	ZHL03775
75%	£1.5M	6.29%	3.00%	ZHL03777
75%	£1.5M	6.89%	No fee	ZHL03779
80%	£750k	6.60%	3.00%	ZHL03780
80%	£750k	7.20%	No fee	ZHL03781
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.

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.

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

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**	3.99%	7.00%	ZHL03782
65%	**£2.0M**	5.99%	3.00%	ZHL03783
65%	**£2.0M**	7.49%	No fee	ZHL03784
75%	**£1.5M**	4.04%	7.00%	ZHL03785
75%	**£1.5M**	6.04%	3.00%	ZHL03787
75%	**£1.5M**	7.54%	No fee	ZHL03789
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**	5.64%	7.00%	ZHL03790
65%	**£2.0M**	6.44%	3.00%	ZHL03791
65%	**£2.0M**	7.04%	No fee	ZHL03792
75%	**£1.5M**	5.74%	7.00%	ZHL03793
75%	**£1.5M**	6.54%	3.00%	ZHL03795
75%	**£1.5M**	7.14%	No fee	ZHL03797
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**	5.74% (BBR+ 1.99%)	3.00%	ZHL03759
75%	**£1.5M**	5.79% (BBR+ 2.04%)	3.00%	ZHL03760
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.

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.

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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. For Fixed Rate products less than 5 Years and Tracker products, the stressed rate is the higher of Payrate +2.00% or 5.5%.
Individual	Higher Rate Taxpayer	140% *	
	Like for Like remortgage and /or lower rate taxpayer	125%	
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.

> Full details can be found on our website **zephyrhomeloans.co.uk/contact/**, where you'll find further information, guidance, and additional resources to support you.

> Alternatively, email **BDMQueries@zephyrhomeloans.co.uk** and one the team will reply to you.

> To discuss an existing case, please call our Broker Helpline on **0370 707 1894**.

Zephyrhomeloans.co.uk
For our latest news and updates, follow in Zephyr Homeloans

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 18th September 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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