



Using our Buy to Let affordability calculator



New BTL borrowing required and existing BTL mortgages

The first section captures details of the new BTL borrowing required, the expected/actual annual rental income generated by the mortgaged property and new BTL property value. The next section captures details of your client's existing BTLs (including mortgages held on a permission to let basis)

Did you know?
 Clicking on/hovering over the '?' sign next to each of the input fields on the online BTL affordability calculator will give you further information on what to enter into each box.

Interest rate
 Input expected product interest rate (note: borrower interest rate automatically applied in background calculation)

Mortgage term
 Minimum term 5 years; maximum term of 25 years for Repayment mortgage and maximum term of 35 years for Interest Only mortgage. Input term in years and whole months.

Property value
 Input property value

Property type
 Input yes if property is a flat or maisonette

Total combined monthly repayment
 Aggregate actual monthly repayment amount for all existing BTL mortgages (includes PTLs) – excludes subject property

Total combined existing BTL mortgage balance outstanding
 Aggregate mortgage balance outstanding for all existing BTL mortgages (includes PTLs) – excludes subject property

Your client's new BTL mortgage requirements – subject property

New loan amount requested (subject property) £

Anticipated gross annual rental income £

Property value £

Is this property a flat (or maisonette)? Please select...

Tick here if this mortgage will be on an interest only basis

Tick here if the property is a new build (less than 2 years old)

Other buy to let mortgages (including mortgages on a permission to let) – excludes subject property

Number of other existing BTL mortgages (on completion) – excludes subject property

Total combined balance outstanding of other existing BTL mortgages (on completion) – excludes subject property £

Total combined monthly repayment of other existing BTL mortgages (on completion) – excludes subject property £

Annotations:

- New loan amount requested (subject property)
- Annual rental income: Input the actual/expected annual rental income
- Property type: Tick if property is a new build
- Number of existing BTL mortgages: Excluding the new/applied for BTL mortgage

Applicant level income, commitments and expenditure

This section captures the number of applicants for the new mortgage, and allows you to record details of your client's personal income (employed or self-employed), the aggregate annual rental income from existing BTL properties and current commitments. Applications must meet our minimum income requirement (minimum annual gross income of £25,000 (for joint applications at least one applicant must earn £25,000)) and maximum exposure capped at 10x applicants gross income

Did you know?

If there are two or more applicants, an additional set of input fields will be shown on the calculator for you to complete.

Number of financial dependents
Used to automatically derive relevant essential expenditure and living costs

Number of applicants
Max. number of applicants is 4 (note: max. of 2 applicants' income considered, but all applicants' commitments and liabilities considered in affordability assessment)

Annual basic gross income
Input employed applicant's gross annual basic earned income

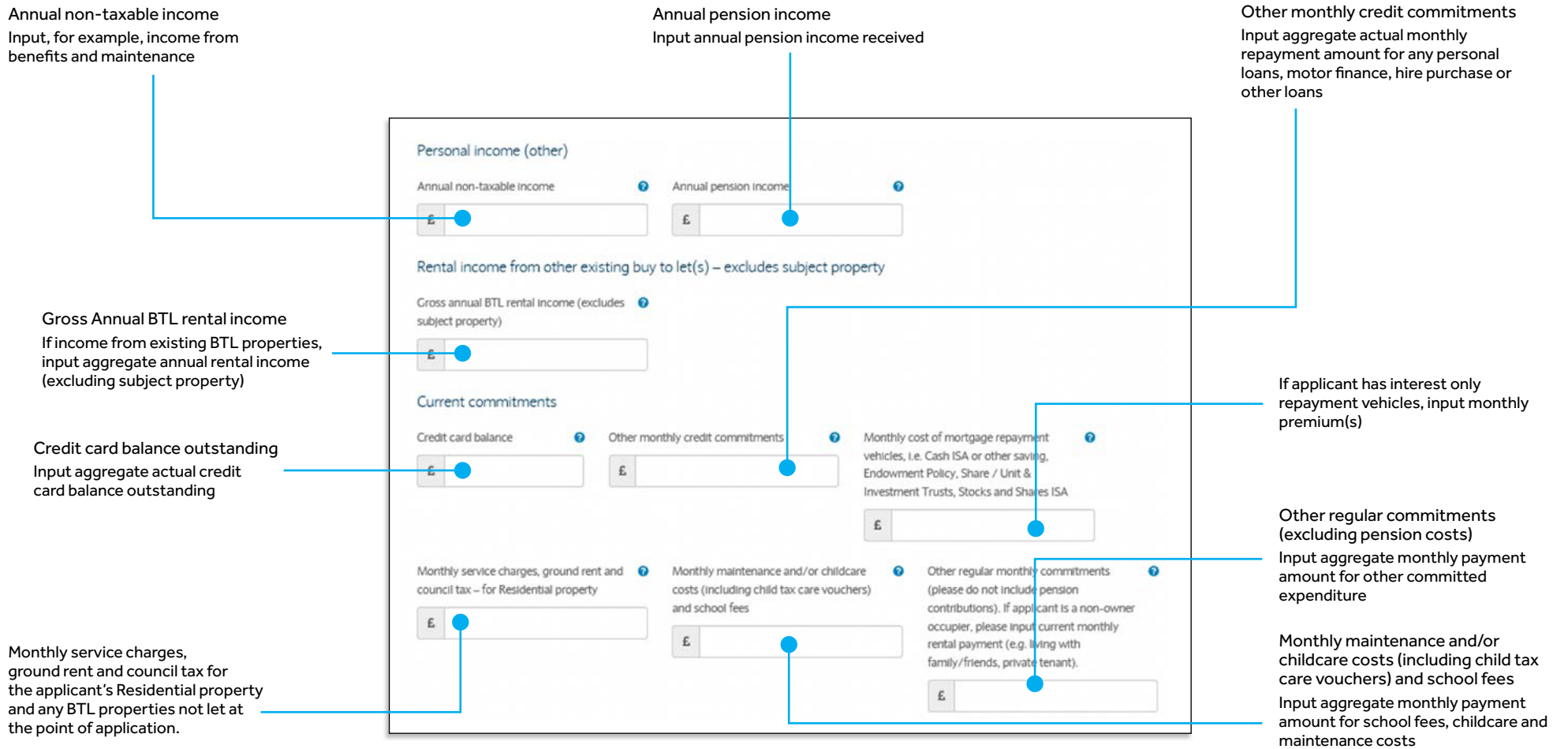
Annual income before tax for the most recent year
Input self-employed applicant's gross annual income before tax for most recent year

Annual bonus for the current year

Annual bonus for the previous year

Annual income before tax for the previous year
Input self-employed applicant's gross annual income before tax for previous year

Applicant level income, commitments and expenditure



Other residential mortgages

This section captures details of any outstanding residential mortgage(s) that your client has

Did you know?

If two clients live at different mortgaged residential properties, please include details within the calculator.

The screenshot shows a form titled "Other residential mortgages – on completion". At the top, there is a dropdown menu for "Number of residential mortgages" with the value "1" selected. Below this is a section for "Residential mortgage one – on completion". It contains four input fields: "Mortgage amount" (with a pound sign icon), "Interest rate" (with a percentage sign icon), "Mortgage term" (with "Years" and "Months" sub-inputs), and "Declared monthly repayment" (with a pound sign icon). At the bottom of the form are "Calculate" and "Reset" buttons. Blue callout lines connect external text labels to these specific form elements.

Number of residential mortgages

Interest rate %
Input actual current payment rate.

Mortgage amount
Input outstanding mortgage balance for existing residential mortgage

Declared monthly repayment
Input actual monthly repayment amount for existing residential mortgage

Mortgage term
Input remaining term in years and whole months

Results

There are 3 potential results that could be presented back to you.

🔔 Did you know?

We've added functionality so you can now save the calculator as a PDF. The calculator provides an indicative maximum borrowing amount where client(s) passes personal solvency review, but calculated net disposable income not sufficient to meet requested borrowing amount in full.

1. This mortgage is affordable

Based on information supplied, your client meets our affordability requirements, subject to full application and credit score

● This mortgage is affordable

Based on the information supplied above, your client meets our affordability requirements, subject to a full application and credit score.

This case would pass our personal solvency review, and the calculated net disposable income is sufficient to meet the requested borrowing amount in full. Please note that the result is dependent upon the accuracy of information input and will be checked as part of our underwriting process. This calculation provides an indicative view of a borrower's affordability.

Personal solvency decision

Income	Commitments	Result
£ 4,247.27	£ 2,531.00	Pass

Income affordability test

Income	Commitments	Result
£ 5,114.87	£ 3,964.33	Pass

Save result as PDF

Results

There are 3 potential results that could be presented back to you.

Did you know?

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2. This mortgage is not affordable

Remodel allowed: Based on information supplied, your client does not meet our affordability requirements, but we can consider lending sum shown in results box, subject to full application and credit score

This mortgage is not affordable – remodel allowed

Based on the information supplied above, your client does not meet our affordability requirements on this occasion. We will however consider lending up to £235,532, subject to a full application and credit score.

This case would pass our personal solvency review, but the calculated net disposable income is not sufficient to meet the requested borrowing amount in full

Personal solvency decision

Income	Commitments	Result
£ 2,530.60	£ 2,190.00	Pass

Income affordability test

Income	Commitments	Result
£ 3,448.20	£ 3,633.33	Fail

Save result as PDF

Results

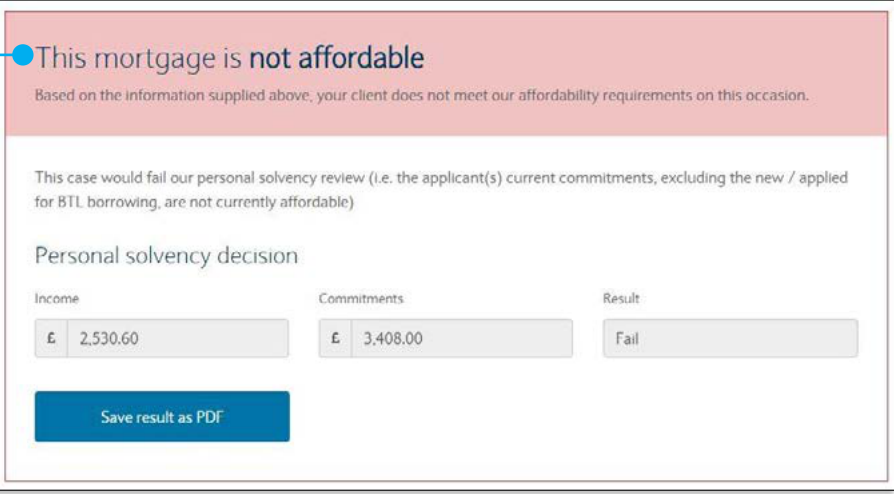
There are 3 potential results that could be presented back to you.

Did you know?

We've added functionality so you can now save the calculator as a PDF. The calculator provides an indicative maximum borrowing amount where client(s) passes personal solvency review, but calculated net disposable income not sufficient to meet requested borrowing amount in full.

3. This mortgage is not affordable

Based on information supplied, your client does not meet our affordability requirements on this occasion



This mortgage is not affordable

Based on the information supplied above, your client does not meet our affordability requirements on this occasion.

This case would fail our personal solvency review (i.e. the applicant(s) current commitments, excluding the new / applied for BTL borrowing, are not currently affordable)

Personal solvency decision

Income	Commitments	Result
£ 2,530.60	£ 3,408.00	Fail

Save result as PDF

