

BM Rate Guide

12 July 2021

BM Standard Variable Rate (not available for new mortgage applications)
Bank of England Base Rate

4.44%
0.10%

Buy to Let

ERC structure on all products:

2 year - 2% to 30/09/2022 and 1% to 30/09/2023

5 year - 5% to 30/09/2022, 4% to 30/09/2023, 3% to 30/09/2024, 2% to 30/09/2025 and 1% to 30/09/2026

Not available for First Time Buyers

10% overpayment allowed each year on all products

Fixed - House Purchase										
Product Type	Rate(%)	Until	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code	Additional Info	Complete By
2 year	1.87	30/09/2023	£0	£25,001	£1,000,000	0	60	BMA294	N/A	31/12/2021
	1.51	30/09/2023	£995	£25,001	£1,000,000	0	60	BMA296	N/A	31/12/2021
	1.31	30/09/2023	£1,995	£25,001	£1,000,000	0	60	BMA298	N/A	31/12/2021
	2.07	30/09/2023	£0	£25,001	£1,000,000	0	75	BMA295	N/A	31/12/2021
	1.72	30/09/2023	£995	£25,001	£1,000,000	0	75	BMA297	N/A	31/12/2021
	1.51	30/09/2023	£1,995	£25,001	£1,000,000	0	75	BMA299	N/A	31/12/2021
5 year	1.98	30/09/2026	£0	£25,001	£1,000,000	0	60	BMA300	N/A	31/12/2021
	1.84	30/09/2026	£995	£25,001	£1,000,000	0	60	BMA302	N/A	31/12/2021
	1.70	30/09/2026	£1,995	£25,001	£1,000,000	0	60	BMA304	N/A	31/12/2021
	2.33	30/09/2026	£0	£25,001	£1,000,000	0	75	BMA301	N/A	31/12/2021
	2.19	30/09/2026	£995	£25,001	£1,000,000	0	75	BMA303	N/A	31/12/2021
	2.05	30/09/2026	£1,995	£25,001	£1,000,000	0	75	BMA305	N/A	31/12/2021

Fixed - Remortgage										
Product Type	Rate(%)	Until	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code	Additional Info	Complete By
2 year	2.03	30/09/2023	£0	£25,001	£1,000,000	0	60	BMA246	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.03	30/09/2023	£0	£25,001	£1,000,000	0	60	BMA247	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	1.63	30/09/2023	£995	£25,001	£1,000,000	0	60	BMA250	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.63	30/09/2023	£995	£25,001	£1,000,000	0	60	BMA251	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	1.38	30/09/2023	£1,995	£25,001	£1,000,000	0	60	BMA254	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.38	30/09/2023	£1,995	£25,001	£1,000,000	0	60	BMA255	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	2.27	30/09/2023	£0	£25,001	£1,000,000	0	75	BMA248	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.27	30/09/2023	£0	£25,001	£1,000,000	0	75	BMA249	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	1.87	30/09/2023	£995	£25,001	£1,000,000	0	75	BMA252	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.87	30/09/2023	£995	£25,001	£1,000,000	0	75	BMA253	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	1.62	30/09/2023	£1,995	£25,001	£1,000,000	0	75	BMA256	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.62	30/09/2023	£1,995	£25,001	£1,000,000	0	75	BMA257	Free Level 1 valuation fee Free Conveyancing	31/12/2021
5 year	2.35	30/09/2026	£0	£25,001	£1,000,000	0	60	BMA258	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.35	30/09/2026	£0	£25,001	£1,000,000	0	60	BMA259	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	1.95	30/09/2026	£995	£25,001	£1,000,000	0	60	BMA262	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.95	30/09/2026	£995	£25,001	£1,000,000	0	60	BMA263	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	1.72	30/09/2026	£1,995	£25,001	£1,000,000	0	60	BMA266	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.72	30/09/2026	£1,995	£25,001	£1,000,000	0	60	BMA267	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	2.50	30/09/2026	£0	£25,001	£1,000,000	0	75	BMA260	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.50	30/09/2026	£0	£25,001	£1,000,000	0	75	BMA261	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	2.10	30/09/2026	£995	£25,001	£1,000,000	0	75	BMA264	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.10	30/09/2026	£995	£25,001	£1,000,000	0	75	BMA265	Free Level 1 valuation fee Free Conveyancing	31/12/2021
	2.00	30/09/2026	£1,995	£25,001	£1,000,000	0	75	BMA268	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.00	30/09/2026	£1,995	£25,001	£1,000,000	0	75	BMA269	Free Level 1 valuation fee Free Conveyancing	31/12/2021

Let to Buy

12 July 2021

ERC structure on all products:

2 year - 2% to 30/09/2022 and 1% to 30/09/2023

5 year - 5% to 30/09/2022, 4% to 30/09/2023, 3% to 30/09/2024, 2% to 30/09/2025 and 1% to 30/09/2026

Not available for porting

10% overpayment allowed each year on all products

Fixed - Remortgage										
Product Type	Rate(%)	Until	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code	Additional Info	Complete By
2 year	2.03	30/09/2023	£0	£25,001	£1,000,000	0	60	BMA270	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.63	30/09/2023	£995	£25,001	£1,000,000	0	60	BMA272	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.38	30/09/2023	£1,995	£25,001	£1,000,000	0	60	BMA274	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.27	30/09/2023	£0	£25,001	£1,000,000	0	75	BMA271	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.87	30/09/2023	£995	£25,001	£1,000,000	0	75	BMA273	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.62	30/09/2023	£1,995	£25,001	£1,000,000	0	75	BMA275	£300 Cashback Free Level 1 valuation fee	31/12/2021
5 year	2.35	30/09/2026	£0	£25,001	£1,000,000	0	60	BMA276	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.95	30/09/2026	£995	£25,001	£1,000,000	0	60	BMA278	£300 Cashback Free Level 1 valuation fee	31/12/2021
	1.72	30/09/2026	£1,995	£25,001	£1,000,000	0	60	BMA280	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.50	30/09/2026	£0	£25,001	£1,000,000	0	75	BMA277	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.10	30/09/2026	£995	£25,001	£1,000,000	0	75	BMA279	£300 Cashback Free Level 1 valuation fee	31/12/2021
	2.00	30/09/2026	£1,995	£25,001	£1,000,000	0	75	BMA281	£300 Cashback Free Level 1 valuation fee	31/12/2021

Product Transfers

12 July 2021

Buy to Let

ERC structure on all products:

2 year - 2% to 31/10/2022 and 1% to 31/10/2023

5 year - 5% to 31/10/2022, 4% to 31/10/2023, 3% to 31/10/2024, 2% to 31/10/2025 and 1% to 31/10/2026

A Further Advance can be considered if the total amount of the application is £5,000 or more

10% overpayment allowed each year on all products

Fixed								
Product Type	Rate(%)	Until	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code
2 Year	2.24	31/10/2023	£0	£1,000	£2,000,000	0	60	GMM
	1.74	31/10/2023	£999	£1,000	£2,000,000	0	60	GMO
	2.58	31/10/2023	£0	£1,000	£2,000,000	60	75	GMN
	2.18	31/10/2023	£999	£1,000	£2,000,000	60	75	GMP
5 Year	2.24	31/10/2026	£0	£1,000	£2,000,000	0	60	GMQ
	1.93	31/10/2026	£999	£1,000	£2,000,000	0	60	GMT
	2.58	31/10/2026	£0	£1,000	£2,000,000	60	75	GMR
	2.21	31/10/2026	£999	£1,000	£2,000,000	60	75	GMU
	4.40	31/10/2026	£0	£1,000	£2,000,000	75	125	GMS

Let to Buy

Fixed								
Product Type	Rate(%)	Until	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code
2 Year	2.24	31/10/2023	£0	£1,000	£2,000,000	0	60	GMV
	1.74	31/10/2023	£999	£1,000	£2,000,000	0	60	GMX
	2.58	31/10/2023	£0	£1,000	£2,000,000	60	75	GMW
	2.18	31/10/2023	£999	£1,000	£2,000,000	60	75	GMY
5 Year	2.24	31/10/2026	£0	£1,000	£2,000,000	0	60	GMZ
	1.93	31/10/2026	£999	£1,000	£2,000,000	0	60	GNC
	2.58	31/10/2026	£0	£1,000	£2,000,000	60	75	GNA
	2.21	31/10/2026	£999	£1,000	£2,000,000	60	75	GND
	4.40	31/10/2026	£0	£1,000	£2,000,000	75	125	GNB

Further Borrowing only 12 July 2021 Buy to Let and Let to Buy

ERC structure on all products:

2 year - 2% to 31/10/2022 and 1% to 31/10/2023

10% overpayment allowed each year on all products

Fixed - Buy to Let								
Product Type	Rate(%)	Until	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code
2 year	2.58	31/10/2023	£0	£5,000	£1,000,000	0	75	GML

Fixed - Let to Buy								
Product Type	Rate(%)	Until	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code
2 year	2.58	31/10/2023	£0	£5,000	£1,000,000	0	75	GNE

ERC structure on all products:

3 year - 3% in year 1, 2% in year 2 and 1% in year 3

10% overpayment allowed each year on all products

Tracker									
Product Type	Rate(%)	Tracks BOE(%)	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code	Additional Info
3 year	3.09	2.99	£0	£5,000	£1,000,000	0	75	GIO	Drawdown facility. Drawdown of over payments. Payment Holidays. Only available in conjunction with an existing Flexible Mortgage.

Classification: Public

Withdrawn Products - 11/07/2021			
BMA282	BMA284	BMA286	BMA283
BMA285	BMA287	BMA288	BMA290
BMA292	BMA289	BMA291	BMA293