

BM Rate Guide

18 January 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 31/03/2022 and 1% to 31/03/2023

5 year - 5% to 31/03/2022, 4% to 31/03/2023, 3% to 31/03/2024, 2% to 31/03/2025 and 1% to 31/03/2026

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	2.41	31/03/2023	£0	£25,001	£1,000,000	0	60	BMA036	N/A	30/06/2021
	2.05	31/03/2023	£995	£25,001	£1,000,000	0	60	BMA038	N/A	30/06/2021
	1.85	31/03/2023	£1,995	£25,001	£1,000,000	0	60	BMA040	N/A	30/06/2021
	2.70	31/03/2023	£0	£25,001	£1,000,000	0	75	BMA037	N/A	30/06/2021
	2.35	31/03/2023	£995	£25,001	£1,000,000	0	75	BMA039	N/A	30/06/2021
	2.14	31/03/2023	£1,995	£25,001	£1,000,000	0	75	BMA041	N/A	30/06/2021
5 year	2.51	31/03/2026	£0	£25,001	£1,000,000	0	60	BMA042	N/A	30/06/2021
	2.37	31/03/2026	£995	£25,001	£1,000,000	0	60	BMA044	N/A	30/06/2021
	2.23	31/03/2026	£1,995	£25,001	£1,000,000	0	60	BMA046	N/A	30/06/2021
	3.03	31/03/2026	£0	£25,001	£1,000,000	0	75	BMA043	N/A	30/06/2021
	2.89	31/03/2026	£995	£25,001	£1,000,000	0	75	BMA045	N/A	30/06/2021
	2.75	31/03/2026	£1,995	£25,001	£1,000,000	0	75	BMA047	N/A	30/06/2021

Classification: Public

ERC structure on all products:

2 year - 2% to 31/03/2022 and 1% to 31/03/2023

5 year - 5% to 31/03/2022, 4% to 31/03/2023, 3% to 31/03/2024, 2% to 31/03/2025 and 1% to 31/03/2026

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	2.39	31/03/2023	£0	£25,001	£1,000,000	0	60	BMA048	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.39	31/03/2023	£0	£25,001	£1,000,000	0	60	BMA049	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	1.99	31/03/2023	£995	£25,001	£1,000,000	0	60	BMA052	£300 Cashback Free Level 1 valuation fee	30/06/2021
	1.99	31/03/2023	£995	£25,001	£1,000,000	0	60	BMA053	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	1.76	31/03/2023	£1,995	£25,001	£1,000,000	0	60	BMA085	£300 Cashback Free Level 1 valuation fee	30/06/2021
	1.76	31/03/2023	£1,995	£25,001	£1,000,000	0	60	BMA086	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	2.90	31/03/2023	£0	£25,001	£1,000,000	0	75	BMA050	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.90	31/03/2023	£0	£25,001	£1,000,000	0	75	BMA051	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	2.54	31/03/2023	£995	£25,001	£1,000,000	0	75	BMA054	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.54	31/03/2023	£995	£25,001	£1,000,000	0	75	BMA055	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	2.29	31/03/2023	£1,995	£25,001	£1,000,000	0	75	BMA084	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.29	31/03/2023	£1,995	£25,001	£1,000,000	0	75	BMA087	Free Level 1 valuation fee Free Conveyancing	30/06/2021
5 year	2.39	31/03/2026	£0	£25,001	£1,000,000	0	60	BMA072	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.39	31/03/2026	£0	£25,001	£1,000,000	0	60	BMA073	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	1.99	31/03/2026	£995	£25,001	£1,000,000	0	60	BMA076	£300 Cashback Free Level 1 valuation fee	30/06/2021
	1.99	31/03/2026	£995	£25,001	£1,000,000	0	60	BMA077	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	1.76	31/03/2026	£1,995	£25,001	£1,000,000	0	60	BMA088	£300 Cashback Free Level 1 valuation fee	30/06/2021
	1.76	31/03/2026	£1,995	£25,001	£1,000,000	0	60	BMA089	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	2.90	31/03/2026	£0	£25,001	£1,000,000	0	75	BMA074	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.90	31/03/2026	£0	£25,001	£1,000,000	0	75	BMA075	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	2.62	31/03/2026	£995	£25,001	£1,000,000	0	75	BMA078	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.62	31/03/2026	£995	£25,001	£1,000,000	0	75	BMA079	Free Level 1 valuation fee Free Conveyancing	30/06/2021
	2.29	31/03/2026	£1,995	£25,001	£1,000,000	0	75	BMA090	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.29	31/03/2026	£1,995	£25,001	£1,000,000	0	75	BMA091	Free Level 1 valuation fee Free Conveyancing	30/06/2021

Let to Buy

18 January 2021

ERC structure on all products:

2 year - 2% to 31/03/2022 and 1% to 31/03/2023

5 year - 5% to 31/03/2022, 4% to 31/03/2023, 3% to 31/03/2024, 2% to 31/03/2025 and 1% to 31/03/2026

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	2.39	31/03/2023	£0	£25,001	£1,000,000	0	60	BMA064	£300 Cashback Free Level 1 valuation fee	30/06/2021
	1.99	31/03/2023	£995	£25,001	£1,000,000	0	60	BMA066	£300 Cashback Free Level 1 valuation fee	30/06/2021
	1.76	31/03/2023	£1,995	£25,001	£1,000,000	0	60	BMA092	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.90	31/03/2023	£0	£25,001	£1,000,000	0	75	BMA065	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.54	31/03/2023	£995	£25,001	£1,000,000	0	75	BMA067	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.29	31/03/2023	£1,995	£25,001	£1,000,000	0	75	BMA093	£300 Cashback Free Level 1 valuation fee	30/06/2021
5 year	2.39	31/03/2026	£0	£25,001	£1,000,000	0	60	BMA080	£300 Cashback Free Level 1 valuation fee	30/06/2021
	1.99	31/03/2026	£995	£25,001	£1,000,000	0	60	BMA082	£300 Cashback Free Level 1 valuation fee	30/06/2021
	1.76	31/03/2026	£1,995	£25,001	£1,000,000	0	60	BMA094	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.90	31/03/2026	£0	£25,001	£1,000,000	0	75	BMA081	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.62	31/03/2026	£995	£25,001	£1,000,000	0	75	BMA083	£300 Cashback Free Level 1 valuation fee	30/06/2021
	2.29	31/03/2026	£1,995	£25,001	£1,000,000	0	75	BMA095	£300 Cashback Free Level 1 valuation fee	30/06/2021

Product Transfers

18 January 2021

Buy to Let

ERC structure on all products:

2 year - 2% to 30/04/2022 and 1% to 30/04/2023

5 year - 5% to 30/04/2022, 4% to 30/04/2023, 3% to 30/04/2024, 2% to 30/04/2025 and 1% to 30/04/2026

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	30/04/2023	£0	£1,000	£2,000,000	0	60	GIP
	1.83	30/04/2023	£999	£1,000	£2,000,000	0	60	GIR
	2.62	30/04/2023	£0	£1,000	£2,000,000	60	75	GIQ
	2.00	30/04/2023	£999	£1,000	£2,000,000	60	75	GIS
5 Year	2.24	30/04/2026	£0	£1,000	£2,000,000	0	60	GIT
	1.97	30/04/2026	£999	£1,000	£2,000,000	0	60	GIW
	2.62	30/04/2026	£0	£1,000	£2,000,000	60	75	GIU
	2.13	30/04/2026	£999	£1,000	£2,000,000	60	75	GIX
	4.40	30/04/2026	£0	£1,000	£2,000,000	75	125	GIV

Let to Buy

ERC structure on all products:

2 year - 2% to 30/04/2022 and 1% to 30/04/2023

5 year - 5% to 30/04/2022, 4% to 30/04/2023, 3% to 30/04/2024, 2% to 30/04/2025 and 1% to 30/04/2026

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	30/04/2023	£0	£1,000	£2,000,000	0	60	GIY
	1.83	30/04/2023	£999	£1,000	£2,000,000	0	60	GJA
	2.62	30/04/2023	£0	£1,000	£2,000,000	60	75	GIZ
	2.00	30/04/2023	£999	£1,000	£2,000,000	60	75	GJB
5 Year	2.24	30/04/2026	£0	£1,000	£2,000,000	0	60	GJC
	1.97	30/04/2026	£999	£1,000	£2,000,000	0	60	GJF
	2.62	30/04/2026	£0	£1,000	£2,000,000	60	75	GJD
	2.13	30/04/2026	£999	£1,000	£2,000,000	60	75	GJG
	4.40	30/04/2026	£0	£1,000	£2,000,000	75	125	GJE

Further Borrowing only 18 January 2021 Buy to Let and Let to Buy

ERC structure on all products:

2 year - 2% to 30/04/2022 and 1% to 30/04/2023

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	2.52	30/04/2023	£0	£5,000	£1,000,000	0	75	GIN

ERC structure on all products:

2 year - 2% to 30/04/2022 and 1% to 30/04/2023

10% overpayment allowed each year on all products

Fixed - Let to Buy								
Product Type	Rate(%)	Until	Fee	Available between		Min LTV (%)	Max LTV (%)	Product Code
2 year	2.52	30/04/2023	£0	£5,000	£1,000,000	0	75	GJH

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 - 17/01/2021			
Codes			
BMA056	BMA057	BMA060	BMA061
BMA058	BMA059	BMA062	BMA063
BMA068	BMA070	BMA069	BMA071