Hinckley & Rugby

Limited Company Mortgages

Buy to Let 2 Year Discount Mortgages

Available at 1 October 2025

Maximum loan to value	1.95% discount off Landlord Variable Rate for 2 years	Followed by Landlord Variable Rate for term	The overall cost for comparison	Fees payable
70% Product code LCD15	**4.94%** Variable In any event, the rate will not go below 2.25%	**6.89%** Variable	**6.7%** APRC	Product fees: None ERC: See scale below

Fees payable:

- No product fee
- Early repayment charge payable as follows:
  - During year 1: 2% of the amount repaid early plus fees
  - During year 2: 1% of the amount repaid early plus fees

This charge is calculated as a percentage of the amount repaid early, excluding any arrears of interest, or other charges. The early repayment charge is payable on any amount that you repay in excess of the monthly payment due on the mortgage.

- Overpayments of up to 10% per year may be made without incurring the early repayment charge
- Mortgage exit administration fee on redemption of mortgage: £125

Representative example

A Mortgage of	£233,000.00
Payable term	Payable over 29 years
Initial rate and term	Initially on a discounted variable rate for 2 years of 4.94%
Followed by	Our Landlord Variable Rate of 6.89% for the remaining 27 years
Monthly payments	24 payments of £1,261.07 followed by 312 payments of £1,534.22
Total amount payable	Total amount payable would be £527,477.96 made up of the loan amount plus interest (£294,352.96) plus fees below
Arrangement fee	Free
Mortgage exit administration	£125 (non-refundable)
Valuation fee	Free
Cost for comparison	6.7% APRC representative

IF YOU FAIL TO KEEP UP WITH REPAYMENTS ON YOUR MORTGAGE A 'RECEIVER OF RENT' MAY BE APPOINTED AND/OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED

This product is not regulated by the Financial Conduct Authority

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