Vida Homeloans

Buy to Let Product Guide

What's New?

- Now accepting layered company structures (maximum 1 shareholding company)
- Foreign National criteria for BTL
- Portfolios up to £7.5m and 20 properties with Vida
- New Holiday Let and Consumer Buy to Let product range
- Now accepting Let to Buy / Let to Rent / Let to Move

Criteria Highlights

- ICR for HMOs and MUBs reduced to 125% for SPVs
- Up to 85% LTV with a minimum loan of £50,000
- First time and experienced landlords
- No maximum limit of storeys in a flat block
- Expats in selected worldwide and EEA countries

Contents

Click Vida Homeloans in the bottom left corner to return to the contents page

New Foreign National Criteria Enhancements for BTL

Mixed-status applicants now accepted

Where one applicant has an indefinite right to live and work in the UK and the other applicant(s) hold a non-permanent but acceptable visa type—and have lived in the UK for a minimum of 12 months—applications can now proceed under standard policy up to scheme limits.

Expanded acceptance of Foreign Nationals without Indefinite Leave to Remain

Vida will now consider lending to BTL applicants who do not hold Indefinite Leave to Remain, provided they have a visa included on Vida's approved list. This fully aligns BTL lending with the existing criteria for Residential Foreign National borrowers.

Reduced UK residency requirement

The minimum continuous UK residency period for BTL applicants has been reduced from 24 months to 12 months, again bringing the BTL policy in line with Residential criteria and opening the door to more recently settled borrowers.

Product Ranges

Standard Range | 2 year & 5 year fixed

- For portfolio and non-portfolio landlords to purchase or remortgage single BTL units.
- Available for both individuals and SPVs.

Holiday Let Range | 2 year & 5 year fixed

- For landlords investing in the UK holiday home market.
- Includes Fee Saver options (temporarily removed).

HMO / MUB Range | 2 year & 5 year fixed

- For portfolio and non-portfolio landlords to purchase or remortgage specialist property types such as HMOs and MUBs.
- Available for both individuals and SPVs, including First Time Landlords.

Consumer Buy to Let Range | 2 year & 5 year fixed

- Typically where clients didn't originally plan to rent out their property, such as inheriting a home or moving in with a partner.

Expat Range | 2 year & 5 year fixed

- For British Citizens living or working overseas wanting to invest in the UK property market.
- Available for the purchase or remortgage of single units, HMOs and MUBs and both by individuals and SPVs.

Fee Saver Range | 2 year & 5 year fixed

- No assessment fee and reduced product fees.
- Free valuation for properties up to £500k.
- Available on single units, HMO and MUB properties.

Customer Credit Profile

See where your customer fits within our Vida tiers.

Criteria	VIDA 36	VIDA 24	VIDA 6	PACKAGER
Time since the last default where the amount was £500 or more***	**0 in 36**	**0 in 24**	**0 in 6**	**Considered <6 months**
Time since the last CCJ where the amount was £500 or more***	0 in 36	0 in 24	0 in 6	Considered <6 months
Worst Status Secured Payments* (months)	0 in last 36	3 in last 24		Considered (no max)
	No secured arrears allowed within the last 6 months			
Number of missed unsecured payments ≥ £250 in the last 6 months**	1 in 6	2 in 6	3 in 6	Considered (no max)
Bankruptcy / IVA / DRO / Trust Deed	3 years +			1 year +
Previous repossessions	6 years +			3 years +

KEY INFORMATION

*All historic secured arrears must have been made up to date for at least 6 months prior to application.

**All CCJs and Defaults less than £500 are excluded from product tiering.

• Debt Management Plan/Debt Arrangement Schemes may be considered at Underwriter discretion - subject to satisfactory affordability and conduct checks.

Fixed Rate Products

Available for both purchase and remortgages

Standard range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Cashback	Product Code
Cashback	75%	Vida 36	5.08%	2%	£50k	£2m	£500	BCB3642231
Standard	75%	Vida 36	3.42%	5%	£150k	£2m	n/a	BST3642253
Standard	75%	Vida 36	4.87%	2%	£50k	£2m	n/a	BST3642195
		Vida 24	5.52%					BST2442196
		Vida 6	6.33%					BST0642197
		Packager	6.54%					BSTPA42227
Standard	80%	Vida 36	5.38%	2%	£50k	£750k	n/a	BST3642198
		Vida 24	5.68%					BST2442199
		Vida 6	6.43%					BST0642200
Standard	85%	Vida 36	5.74%	2%	£50k	£500k	n/a	BST3642201

Expat and HMO/MUB range – 2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Cashback	Product Code
Expat (Single Unit & HMO/MUB)	75%	Vida 36	5.73%	2%	£50k	£2m	n/a	EST3642223
HMO/MUB	75%	Vida 36	3.58%	5%	£150k	£2m	n/a	MST3642254
HMO/MUB	75%	Vida 36	4.98%	2%	£50k	£2m	n/a	MST3642209
		Vida 24	5.57%					MST2442210
		Vida 6	6.44%					MST0642211
		Packager	6.74%					MSTPA42229
HMO/MUB	80%	Vida 36	5.63%	2%	£50k	£750k	n/a	MST3642212
		Vida 24	5.89%					MST2442213
		Vida 6	6.64%					MST0642214
HMO/MUB	85%	Vida 36	6.18%	2%	£50k	£500k	n/a	MST3642215

Rate Information
Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
31/12/2028

ERC's
4% until 31/12/2027
3% until 31/12/2028

Fees
A non-refundable assessment fee of £195 is payable on all applications

Fixed Rate Products

Available for both purchase and remortgages

Standard range – 5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Cashback	Product Code
Cashback	75%	Vida 36	5.73%	2%	£50k	£2m	£500	BCB3642232
Standard	75%	Vida 36	4.57%	7%	£150k	£2m	n/a	BST3642255
Standard	75%	Vida 36	5.57%	2%	£50k	£2m	n/a	BST3642202
		Vida 24	6.04%					BST2442203
		Vida 6	6.47%					BST0642204
		Packager	6.44%					BSTPA42228
Standard	80%	Vida 36	5.88%	2%	£50k	£750k	n/a	BST3642205
		Vida 24	6.16%					BST2442206
		Vida 6	6.72%					BST0642207
Standard	85%	Vida 36	6.43%	2%	£50k	£500k	n/a	BST3642208

Expat and HMO/MUB range – 5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Min loan	Max loan	Cashback	Product Code
Expat (Single Unit & HMO/MUB)	75%	Vida 36	6.06%	2%	£50k	£2m	n/a	EST3642224
HMO/MUB	75%	Vida 36	4.92%	7%	£150k	£2m	n/a	MST3642256
HMO/MUB	75%	Vida 36	5.84%	2%	£50k	£2m	n/a	MST3642216
		Vida 24	6.09%					MST2442217
		Vida 6	6.63%					MST0642218
		Packager	6.74%					MSTPA42230
HMO/MUB	80%	Vida 36	6.10%	2%	£50k	£750k	n/a	MST3642219
		Vida 24	6.68%					MST2442220
		Vida 6	7.04%					MST0642221
HMO/MUB	85%	Vida 36	6.54%	2%	£50k	£500k	n/a	MST3642222

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
31/12/2031

ERC's

5% until 31/12/2027
5% until 31/12/2028
4% until 31/12/2029
3% until 31/12/2030
2% until 31/12/2031

Fees

A non-refundable assessment fee of £195 is payable on all applications

**A minimum term of 6 years is required.*

Fee Saver Products

Available for both purchase and remortgages. No assessment fee, free valuation on properties up to £500k and a reduced product fee.

2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	**75%**	**Vida 36**	6.37%	0.75% (min £795)	£2m	n/a	**BFS3642225**
Cashback	**75%**	**Vida 36**	6.60%	0.75% (min £795)	£2m	£500	**BCF3642233**

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	**75%**	**Vida 36**	6.12%	0.75% (min £795)	£2m	n/a	**BFS3642226**
Cashback	**75%**	**Vida 36**	6.18%	0.75% (min £795)	£2m	£500	**BCF3642234**

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
2 year - 31/12/2028
5 year - 31/12/2031

ERC's
2 year
4% until 31/12/2027
3% until 31/12/2028

5 year
5% until 31/12/2027
5% until 31/12/2028
4% until 31/12/2029
3% until 31/12/2030
2% until 31/12/2031

Additional Information

Minimum loan **£50k**

Fees
Fee saver products have no assessment fee and free valuation on properties up to £500k

**A minimum term of 6 years is required.*

Holiday Buy to Let Products

Available for both purchase and remortgages.

2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	5.67%	2%	£2m	n/a	HST3642235
		Vida 24	5.82%				HST2442236
		Vida 6	6.22%				HST0642237
Standard	80%	Vida 36	5.82%	2%	£750k	n/a	HST3642238
		Vida 24	5.97%				HST2442239
		Vida 6	6.37%				HST0642240

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Cashback	Product Code
Standard	75%	Vida 36	6.30%	2%	£2m	n/a	HST3642241
		Vida 24	6.45%				HST2442242
		Vida 6	6.85%				HST0642243
Standard	80%	Vida 36	6.45%	2%	£750k	n/a	HST3642244
		Vida 24	6.60%				HST2442245
		Vida 6	7.10%				HST0642246

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
2 year - 31/12/2028
5 year - 31/12/2031

ERC's

2 year
4% until 31/12/2027
3% until 31/12/2028

5 year
5% until 31/12/2027
5% until 31/12/2028
4% until 31/12/2029
3% until 31/12/2030
2% until 31/12/2031

Additional Information

Minimum loan **£50k**

Fees
Fee saver products have no assessment fee and free valuation on properties up to £500k

**A minimum term of 6 years is required.*

Consumer Buy to Let Products

Available for both purchase and remortgages.

2 year fixed rate

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
Standard	**75%**	**Vida 36**	5.22%	2%	£2m	**CST3642247**
Standard	**80%**	**Vida 36**	5.63%	2%	£750k	**CST3642248**
Expat	**75%**	**Vida 36**	5.98%	2%	£2m	**CES3642251**

5 year fixed rate*

Product Type	LTV	Tier	Initial rate	Fee	Max loan	Product Code
Standard	**75%**	**Vida 36**	6.07%	2%	£2m	**CST3642249**
Standard	**80%**	**Vida 36**	6.33%	2%	£750k	**CST3642250**
Expat	**75%**	**Vida 36**	6.31%	2%	£2m	**CES3642252**

Rate Information

Vida Variable Rate (VVR)
5.80% set on 01.02.2026

Revert rate
8.64% (VVR + 2.84%)

Product terms fixed until
2 year - 31/12/2028
5 year - 31/12/2031

ERC's

2 year
4% until 31/12/2027
3% until 31/12/2028

5 year
5% until 31/12/2027
5% until 31/12/2028
4% until 31/12/2029
3% until 31/12/2030
2% until 31/12/2031

Additional Information

Minimum loan **£50k**

Fees
Fee saver products have no assessment fee and free valuation on properties up to £500k

**A minimum term of 6 years is required.*

Valuation Fees

Property Value	Valuation Fee
Less than £100,000	£170
£100,000 - £200,000	£230
£200,001 - £300,000	£290
£300,001 - £400,000	£350
£400,001 - £500,000	£450
£500,001 - £600,000	£530
£600,001 - £700,000	£580
£700,001 - £800,000	£625
£800,001 - £900,000	£625
£900,001 - £1m	£675
Over £1m - £1.25m	£990
Over £1.25m - £1.5m	£1,100
Over £1.5m - £1.75m	£1,200
Over £1.75m - £2m	£1,410
Over £2m - £2.25m	£1,650
Over £2.25m - £2.5m	£1,760
Over £2.5m - £2.75m	£1,795
Over £2.75m - £3m	£1,940
Over £3m	By negotiation

For BTL Fee Saver products no assessment fee is payable and one free standard valuation is provided for all properties up to £500k.

A surveyor may be asked to carry out a physical valuation or a remote valuation without visiting the property.

No Search indemnity insurance permitted for residential and BTL remortgage transactions only, other than those under a Fee Saver products, for properties in England and Wales using a specific Vida approved policy - Full details in the UK Finance Handbook.