The Cumberland

Our Guide to Buy to Let Mortgage Rates for Amateur Landlords

Rates effective from 29 October 2026

A Buy To Let mortgage is where you're buying a property you do not plan to live in as your main residence and you plan to rent the property out to a tenant. We offer Buy To Let products up to 75% loan to value (LTV). **This guide is for customers that have up to 3 mortgaged BTL or HL properties. Specialist rates apply if you are a Limited Company and cannot provide a personal guarantee of at least 50% of the loan amount or the security address is above a commercial property.**

Buy to Let: 2 Year Discounted Variable (until 01 January 2029)

The interest rate you pay will track the Society's Buy To Let Standard Variable Rate (BTL SVR), currently 8.24%, less the agreed discount throughout the length of the deal. When this period ends you will then move on to the Society's Buy To Let Standard Variable Rate (BTL SVR) until the end of the mortgage.
Early Repayment Charges (ERCs) are applicable on this product. This will be 0.5% before 2 January 2028 & 0% before 2 January 2029 of the amount repaid. Full details will be provided in your Mortgage Illustration and Offer documentation.
If you are borrowing £750K or less, this product includes a Free Valuation. Borrowing requirements greater than £750K are not eligible for this incentive. Legal fees are payable irrespective of borrowing requirements.

LTV	Initial Rate	Discount Off BTL SVR	Current BTL SVR	Product Fee	APRC	Loan Size	Incentives (up to £750K borrowing amount)
Core - New Business:							
Up to 75% LTV	4.98%	-3.26%	8.24%	£999	7.2%	£75k-£2m	Free Valuation
Core - Additional Borrowing, Existing Borrower Purchase, Product Transfer & Transfer of Equity:							
Up to 75% LTV	4.98%	-3.26%	8.24%	£0	7.1%	£25k-£2m	Free Valuation*
Specialist - New Business:							
Up to 75% LTV	5.63%	-2.61%	8.24%	£999	7.5%	£75k-£2m	Free Valuation
Specialist - Additional Borrowing, Existing Borrower Purchase, Product Transfer & Transfer of Equity:							
Up to 75% LTV	5.63%	-2.61%	8.24%	£0	7.4%	£25k-£2m	Free Valuation*

Other Lending Fee of £175 for Additional Borrowing. *Free Valuation Only Applicable for Existing Borrower Purchase

Representative Example (Core):

A mortgage of £420,000 payable over 10 years initially on this variable rate product for 2 years at 4.98% and then on our Buy To Let Standard Variable Rate (BTL SVR), currently 8.24%, for the remaining term of the mortgage, would require 26 monthly payments of £4,450.65 and 94 monthly payments of £5,006.08.

The total amount payble would be £587,417.42 made up of the loan amount plus interest (£166,288.42), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 7.2% APRC representative.

Representative Example (Specialist):

A mortgage of £420,000 payable over 10 years initially on this variable rate product for 2 years at 5.63% and then on our Buy To Let Standard Variable Rate (BTL SVR), currently 8.24%, for the remaining term of the mortgage, would require 26 monthly payments of £4,585.21 and 94 monthly payments of £5,035.88.

The total amount payble would be £593,717.18 made up of the loan amount plus interest (£172,588.18), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 7.5% APRC representative.

Buy to Let: 2 Year Fixed Rate (until 01 January 2029)

The interest rate you pay will stay the same throughout the length of the deal, no matter what happens to interest rates in the market. When this period ends you will then move on to the Society's Buy To Let Standard Variable Rate (BTL SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 2% before 2 January 2028 & 1% before 2 January 2029 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

If you are borrowing £750K or less, this product includes a Free Valuation. Borrowing requirements greater than £750K are not eligible for this incentive. Legal fees are payable irrespective of borrowing requirements.

LTV	Initial Rate	Discount Off BTL SVR	Current BTL SVR	Product Fee	APRC	Loan Size	Incentives (up to £750K borrowing amount)
Core - New Business:							
Up to 75% LTV	5.90%	-2.34%	8.24%	£999	8.0%	£75k-£2m	Free Valuation
Core - Additional Borrowing, Existing Borrower Purchase, Product Transfer & Transfer of Equity:							
Up to 75% LTV	5.90%	-2.34%	8.24%	£0	7.9%	£25k-£2m	Free Valuation*
Specialist - New Business:							
Up to 75% LTV	6.55%	-1.69%	8.24%	£999	8.2%	£75k-£2m	Free Valuation
Specialist - Additional Borrowing, Existing Borrower Purchase, Product Transfer & Transfer of Equity:							
Up to 75% LTV	6.55%	-1.69%	8.24%	£0	8.1%	£25k-£2m	Free Valuation*

Other Lending Fee of £175 for Additional Borrowing. *Free Valuation Only Applicable for Existing Borrower Purchase

Representative Example (Core):

A mortgage of £119,001 payable over 20 years initially on this fixed rate product for 2 years at 5.90% and then on our Buy To Let Standard Variable Rate (BTL SVR), currently 8.24%, for the remaining term of the mortgage, would require 26 monthly payments of £845.71 and 214 monthly payments of £998.67.

The total amount payble would be £236,832.84 made up of the loan amount plus interest (£116,702.84), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 8.0% APRC representative.

Representative Example (Specialist):

A mortgage of £119,001 payable over 20 years initially on this fixed rate product for 2 years at 6.55% and then on our Buy To Let Standard Variable Rate (BTL SVR), currently 8.24%, for the remaining term of the mortgage, would require 26 monthly payments of £890.75 and 214 monthly payments of £1,003.08.

The total amount payble would be £238,947.62 made up of the loan amount plus interest (£118,817.62), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 8.2% APRC representative.

Buy to Let: 5 Year Fixed Rate (until 01 January 2032)

The interest rate you pay will stay the same throughout the length of the deal, no matter what happens to interest rates in the market. When this period ends you will then move on to the Society's Buy To Let Standard Variable Rate (BTL SVR) until the end of the mortgage.

Early Repayment Charges (ERCs) are applicable on this product. This will be 5% before 2 January 2028, 4% before 2 January 2029, 3% before 2 January 2030, 2% before 2 January 2031 and 1% before 2 January 2032 of the amount repaid.

Full details will be provided in your Mortgage Illustration and Offer documentation.

If you are borrowing £750K or less, this product includes a Free Valuation. Borrowing requirements greater than £750K are not eligible for this incentive. Legal fees are payable irrespective of borrowing requirements.

LTV	Initial Rate	Discount Off BTL SVR	Current BTL SVR	Product Fee	APRC	Loan Size	Incentives (up to £750K borrowing amount)
Core - New Business:							
Up to 75% LTV	5.90%	-2.34%	8.24%	£999	7.4%	£75k-£2m	Free Valuation
Core - Additional Borrowing, Existing Borrower Purchase, Product Transfer & Transfer of Equity:							
Up to 75% LTV	5.90%	-2.34%	8.24%	£0	7.3%	£25k-£2m	Free Valuation*
Specialist - New Business:							
Up to 75% LTV	6.55%	-1.69%	8.24%	£999	7.7%	£75k-£2m	Free Valuation
Specialist - Additional Borrowing, Existing Borrower Purchase, Product Transfer & Transfer of Equity:							
Up to 75% LTV	6.55%	-1.69%	8.24%	£0	7.6%	£25k-£2m	Free Valuation*

Other Lending Fee of £175 for Additional Borrowing. *Free Valuation Only Applicable for Existing Borrower Purchase

Representative Example (Core):

A mortgage of £119,001 payable over 20 years initially on this fixed rate product for 5 years at 5.90% and then on our Buy To Let Standard Variable Rate (BTL SVR), currently 8.24%, for the remaining term of the mortgage, would require 62 monthly payments of £845.71 and 178 monthly payments of £976.70.

The total amount payble would be £227,415.62 made up of the loan amount plus interest (£107,285.62), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 7.4% APRC representative.

Representative Example (Specialist):

A mortgage of £119,001 payable over 20 years initially on this fixed rate product for 5 years at 6.55% and then on our Buy To Let Standard Variable Rate (BTL SVR), currently 8.24%, for the remaining term of the mortgage, would require 62 monthly payments of £890.75 and 178 monthly payments of £987.42.

The total amount payble would be £232,116.26 made up of the loan amount plus interest (£111,986.26), arrangement fee (£999), valuation fee (£0) and other lending fees (£130).

The overall cost for comparison is 7.7% APRC representative.

Important Information

In Area This includes; Cumbria (CA and LA postcodes), South West Scotland (all DG and TD9 postcodes), North Lancashire (all PR, FY, LA, BB1-BB3 and BB5-BB7) & West Northumberland (NE45-49). Postcodes beyond these are considered 'Out of Area'.

Loan To Value (LTV) Loan to Value is the size of your loan as a percentage of the value or purchase price of the property, whichever is lower.

Annual Percentage Rate of Charge (APRC) APRC figures provide an indicative guide to help you compare the costs (including other charges) of different mortgage products. We have worked out the APRCs on our products on the assumption that, after the initial discount or fixed period ends, our current Buy to Let Standard Variable Rate (BTL SVR) will apply.

Early Repayment Charges (ERC) This is a charge you may have to pay if you repay your mortgage early, move to another lender during your initial discount period or overpay more than you are allowed under the terms of your mortgage. Where the ERC period has expired, unlimited overpayments can be made.

Overpayments You can repay lump sums without any early repayment charge, up to 10% per annum each financial year (1 April – 31 March) of the outstanding balance as at 1 April each year – full details will be found in your Mortgage Illustration and Mortgage documentation.

Product Fee (We call this an arrangement fee) You can add the arrangement fee to your mortgage (if applicable), or pay it at the time of your application, subject to the maximum LTV.

BTL SVR Rate The Society's Buy To Let Standard Variable Rate (BTL SVR) can be changed at the discretion of the Society. Full details can be obtained from the Society's Mortgage Conditions booklet, a copy of which you will receive with your Mortgage Offer documentation.

Other Lending Fees / Funds Transfer Fee We electronically transfer the mortgage funds to you or your solicitor. This fee of £20 is normally deducted from the loan. For Additional Borrowing, there is a fee of £175, normally deducted from the loan.

Repayment (Capital & Interest) Mortgage This type of mortgage involves paying back the interest and part of the capital on a monthly basis until the entire amount borrowed is eventually paid back over the mortgage term. You have the reassurance that your mortgage will be repaid in full at the end of the term, as long as you make all your monthly payments on time.

Interest Only Mortgage With an interest only mortgage you make a monthly payment to us to cover the interest on the loan. Providing you keep up your monthly payments, the loan amount will remain the same and the interest is payable on the total amount of the loan for the whole of the mortgage period. To repay an interest only mortgage you will need to ensure you have a suitable repayment strategy to pay off the mortgage at the end of the agreed term.

Free Valuation This valuation is for mortgage purposes only. You will not be charged for the valuation of your property (up to a maximum loan size of £750K).

Legal Fees Legal costs are payable on all Buy To Let mortgage applications.

Sole Trader This is an individual who is self-employed and runs their own business, working for themself.

Partnership This is where two or more individuals oversee a business, sharing both profits and liabilities.

Limited Company Where the company is legally separate from the individuals that run it, having separate finances, shares and shareholders. Specialist rates apply if you are a Limited Company and cannot provide a personal guarantee of at least 50% of the loan amount.

Amateur Landlord We consider an Amateur Landlord as having up to 3 mortgaged BTL or HL properties.

Portfolio Landlord Where there are 4 or more mortgaged Buy To Let or Holiday Let properties, we consider you a Portfolio Landlord.

Your mortgage is secured on your property. Think carefully before securing other debts against your property. Your property may be repossessed if you do not keep up repayments on your mortgage.

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