

Existing Mortgage Customers - Buy To Let

- As an existing Buy to Let mortgage customer, you can switch to a new deal using our easy-to-use online rate switch portal
- Customers switching to a new deal can do so up to 3 months prior to the end of their current deal without any Early Repayment Charges.
- If you need to borrow more you can do so on the Further Advance and Top-Up products shown below. Top-Up products are available to existing mortgage customers borrowing additional funds when purchasing a new property.
- Not available for Limited Company Buy to Let or Professional investors.
- These rates apply to mortgage account numbers starting with 400 ****. If your mortgage account number starts with 420 ****, please contact your Relationship Manager or the Portfolio BTL Team on 0203 427 1457.

Buy to Let mortgages - RATE SWITCH ONLY

Rate Type	Product Code	Initial Interest Rate	Maximum Loan Size**	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
65% Loan to Value						
2 Year Fixed Rate	BX8624	5.29%	£10m+	£999	8.00%	7.8% APRC*
5 Year Fixed Rate	BX8353	5.29%	£10m+	£999	8.00%	7.2% APRC**
75% Loan to Value						
2 Year Fixed Rate	BX8625	5.39%	£2.5m	£999	8.00%	7.8% APRC*
5 Year Fixed Rate	BX8355	5.39%	£2.5m	£999	8.00%	7.3% APRC**
80% Loan to Value						
2 Year Fixed Rate	BX8626	5.69%	£500,000	£999	8.00%	7.9% APRC*
5 Year Fixed Rate	BX8627	5.69%	£500,000	£999	8.00%	7.4% APRC**

****Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'**

Buy to Let Mortgages - FURTHER ADVANCES and TOP-UPS - Total Aggregated Borrowing

Rate Type	Product Code	Initial Interest Rate	Maximum Loan Size**	Application Fee*	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
65% Loan to Value							
2 Year Fixed Rate	BX8628	5.29%	£10m+	£199	£999	8.00%	7.8% APRC**
5 Year Fixed Rate	BX8361	5.29%	£10m+	£199	£999	8.00%	7.2% APRC**
75% Loan to Value							
2 Year Fixed Rate	BX8629	5.39%	£2.5m	£199	£999	8.00%	7.8% APRC**
5 Year Fixed Rate	BX8363	5.39%	£2.5m	£199	£999	8.00%	7.3% APRC**
80% Loan to Value							
2 Year Fixed Rate	BX8630	5.69%	£500,000	£199	£999	8.00%	7.9% APRC**
5 Year Fixed Rate	BX8631	5.69%	£500,000	£199	£999	8.00%	7.4% APRC**

****Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'**

YOUR BUY-TO-LET PROPERTY MAY BE REPOSSESSED OR A RECEIVER OF RENT APPOINTED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Details correct as at 14th November 2025. Rates may be changed without notice.

Existing Mortgage Customers - Limited Company Buy To Let

- As an existing Limited Company Buy to Let customer, if you need to borrow more you can do so on the Further Advance and Top-Up products shown below. Top-Up products are available to existing mortgage customers borrowing additional funds when purchasing a new property.
- Available for Limited Company Buy to Let only.
- These rates apply to mortgage account numbers starting with 400 ****. If your mortgage account number starts with 420 ****, please contact your Relationship Manager or the Portfolio BTL Team on 0203 427 1457.

Limited Company Buy to Let Mortgages - FURTHER ADVANCES and TOP-UPS - Total Aggregated Borrowing							
Rate Type	Product Code	Initial Interest Rate	Maximum Loan Size**	Application Fee^	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
65% Loan to Value							
2 Year Fixed Rate	MX8632	5.29%	£10m+	£199	£999	8.00%	7.8% APRC*
5 Year Fixed Rate	MX8365	5.29%	£10m+	£199	£999	8.00%	7.2% APRC*
75% Loan to Value							
2 Year Fixed Rate	MX8633	5.39%	£2.5m	£199	£999	8.00%	7.8% APRC*
5 Year Fixed Rate	MX8367	5.39%	£2.5m	£199	£999	8.00%	7.3% APRC*
80% Loan to Value							
2 Year Fixed Rate	MX8634	5.69%	£500,000	£199	£999	8.00%	7.9% APRC**
5 Year Fixed Rate	MX8635	5.69%	£500,000	£199	£999	8.00%	7.4% APRC**

****Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'**

Existing Mortgage Customers - HMO and MUFB

Criteria Highlights

- As an existing HMO or MUFB customer, if you need to borrow more you can do so on the Further Advance and Top-Up products shown below. Top-Up products are available to existing mortgage customers borrowing additional funds when purchasing a new property.
- Available for HMO or MUFB only.
- Loans available up to a maximum 75% LTV (70% LTV for loans greater than £1m)

HMO Mortgages - FURTHER ADVANCES and TOP-UPS - Total Aggregated Borrowing

Rate Type	Product Code	Initial Interest Rate	Maximum Loan Size**	Application Fee^	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
65% Loan to Value							
2 Year Fixed Rate	BHX016	5.39%	£10m+	£199	£999	8.00%	7.8% APRC*
5 Year Fixed Rate	BHX017	5.39%	£10m+	£199	£999	8.00%	7.3% APRC*
75% Loan to Value							
2 Year Fixed Rate	BHX018	5.49%	£2.5m	£199	£999	8.00%	7.9% APRC*
5 Year Fixed Rate	BHX009	5.49%	£2.5m	£199	£999	8.00%	7.3% APRC*

****Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'**

****Maximum Loan Size >70% LTV is £1M**

MUFB Mortgages - FURTHER ADVANCES and TOP-UPS - Total Aggregated Borrowing

Rate Type	Product Code	Initial Interest Rate	Maximum Loan Size**	Application Fee^	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
65% Loan to Value							
2 Year Fixed Rate	BUX019	5.39%	£10m+	£199	£999	8.00%	7.8% APRC*
5 Year Fixed Rate	BUX020	5.39%	£10m+	£199	£999	8.00%	7.3% APRC*
75% Loan to Value							
2 Year Fixed Rate	BUX021	5.49%	£2.5m	£199	£999	8.00%	7.9% APRC*
5 Year Fixed Rate	BUX011	5.49%	£2.5m	£199	£999	8.00%	7.3% APRC*

****Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'**

****Maximum Loan Size >70% LTV is £1M**

Existing Mortgage Customers - HMO and MUFB (continued)

Limited Company HMO Mortgages - FURTHER ADVANCES and TOP-UPS - Total Aggregated Borrowing							
Rate Type	Product Code	Initial Interest Rate	Maximum Loan Size**	Application Fee^	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
65% Loan to Value							
2 Year Fixed Rate	MHX022	5.39%	£10m+	£199	£999	8.00%	7.8% APCR*
5 Year Fixed Rate	MHX023	5.39%	£10m+	£199	£999	8.00%	7.3% APCR*
75% Loan to Value							
2 Year Fixed Rate	MHX024	5.49%	£2.5m	£199	£999	8.00%	7.9% APCR*
5 Year Fixed Rate	MHX024	5.49%	£2.5m	£199	£999	8.00%	7.3% APCR*

****Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'**

****Maximum Loan Size >70% LTV is £1M**

Limited Company MUFB Mortgages - FURTHER ADVANCES and TOP-UPS - Total Aggregated Borrowing							
Rate Type	Product Code	Initial Interest Rate	Maximum Loan Size**	Application Fee^	Product Fee	Follow On Rate (Standard Variable Rate)	Overall Cost For Comparison
65% Loan to Value							
2 Year Fixed Rate	MUX025	5.39%	£10m+	£199	£999	8.00%	7.8% APCR*
5 Year Fixed Rate	MUX026	5.39%	£10m+	£199	£999	8.00%	7.3% APCR*
75% Loan to Value							
2 Year Fixed Rate	MUX027	5.49%	£2.5m	£199	£999	8.00%	7.9% APCR*
5 Year Fixed Rate	MUX015	5.49%	£2.5m	£199	£999	8.00%	7.3% APCR*

****Maximum Loan Size may be restricted by LTV. Please refer to 'Loan to Value Limits'**

****Maximum Loan Size >70% LTV is £1M**

Buy To Let Mortgage Range (*continued*)

Loan to Value Limits	
Maximum 80% - Up to £500,000 loan amount	Maximum 75% - Up to £2,000,000 loan amount
Maximum 70% - Up to £2,500,000 loan amount	Maximum 65% - Up to £3,000,000 loan amount
Maximum 60% - Up to £10,000,000 loan amount	Maximum 50% - Over £10,000,000 loan amount

These limits may be restricted by product availability

Some charges to be aware of

- A valuation will be required for each application. Please refer to our website for more information on [Valuations](#) including fee scale.
- Other fees may apply after you take out your mortgage (please see our Tariff of Charges for more details)

Early repayment charges (1% for each year of initial rate remaining)

You can pay back the capital part of your loan by making “overpayments”. These are amounts in excess of your monthly mortgage payment. An early repayment charge may apply if you make overpayments whilst you are paying the initial rate on your mortgage. Where this does apply, an early repayment charge is payable if the total overpayments in any one year exceed 10% of the amount which you borrowed. The early repayment charge is a percentage of the repaid amount, calculated as follows:

Years left on initial rate	Between 4 and 5	Between 3 and 4	Between 2 and 3	Between 1 and 2	Less than 1
Early Repayment Charge - calculated as a percentage of amount repaid early.	5%	4%	3%	2%	1%

“Loan to value” is the amount you want to borrow described as a percentage of the total value of the property.

*The APRC is calculated using the following scenario: property value of £600,000, a further advance of £25,000 and a product switch is applied to an existing mortgage balance of £325,000. The mortgage has a 20 year term and is repayable on an interest only basis. Fee total of £1,549 are not part of the loan.

^Application Fee of £199 is payable upfront. This is a non-refundable fee for assessing and processing your application.

Bank of England Base Rate, currently 4.00%

We'd love you to get in touch

Mortgage Customers: If you have a question about an existing Metro Bank mortgage, call 0345 319 1201.
Opening hours: Monday to Saturday: 9am to 5.30pm

Mortgage Brokers: For enquiries on new and existing applications, call 0203 427 1019.
Opening hours: Monday to Wednesday, 9am to 5.30pm; Thursday, 10am to 5.30pm; Friday: 9am to 5.30pm;
Saturdays, Sundays and bank holidays, closed