Using our Buy to Let affordability calculator

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New BTL borrowing required and existing BTL mortgages

The first section captures details of the new BTL borrowing required, the expected/actual annual rental income generated by the mortgaged property and new BTL property value. The next section captures details of your client's existing BTLs (including mortgages held on a permission to let basis)

Did you know?

Clicking on/hovering over the '?' sign next to each of the input fields on the online BTL affordability calculator will give you further information on what to enter into each box.

Interest rate
Input expected product interest rate (note: borrower interest rate automatically applied in background calculation)

Mortgage term
Minimum term 5 years; maximum term of 25 years for Repayment mortgage and maximum term of 35 years for Interest Only mortgage. Input term in years and whole months.

New loan amount requested (subject property)
Min loan £25,000
Max loan £2m

Annual rental income
Input the actual/expected annual rental income

Property type
Tick if property is a new build

Property value
Maximum loan to value allowed is 75% (subject to product availability)

Property type
Input yes if property is a flat or maisonette

Your client's new BTL mortgage requirements – subject property

New loan amount requested (subject property) ⑦ £

Interest rate ⑦ %

Mortgage term ⑦ Years Months ⑦

Anticipated gross annual rental income ⑦ £

Property value ⑦ £

Is this property a flat (or maisonette)? ⑦ Please select...

☐ Tick here if this mortgage will be on an interest only basis

☑ Tick here if the property is a new build (less than 2 years old)

Other buy to let mortgages (including mortgages on a permission to let) – excludes subject property

Number of other existing BTL mortgages (on completion) – excludes subject property ⑦

Total combined balance outstanding of other existing BTL mortgages (on completion) – excludes subject property ⑦ £

Total combined monthly repayment of other existing BTL mortgages (on completion) – excludes subject property ⑦ £

Total combined monthly repayment
Aggregate actual monthly repayment amount for all existing BTL mortgages (includes PTLs) – excludes subject property

Total combined existing BTL mortgage balance outstanding
Aggregate mortgage balance outstanding for all existing BTL mortgages (includes PTLs) – excludes subject property

Number of existing BTL mortgages
Excluding the new/applied for BTL mortgage

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Applicant level income, commitments and expenditure

This section captures the number of applicants for the new mortgage, and allows you to record details of your client's personal income (employed or self-employed), the aggregate annual rental income from existing BTL properties and current commitments. Applications must meet our minimum income requirement (minimum annual gross income of £25,000 (for joint applications at least one applicant must earn £25,000)) and maximum exposure capped at 10x applicants gross income

Did you know?
If there are two or more applicants, an additional set of input fields will be shown on the calculator for you to complete.

Number of financial dependents
Used to automatically derive relevant essential expenditure and living costs

Annual bonus for the current year
A 2 year bonus history is required. Allowable bonus income automatically calculated as lower of current year's bonus or average of last 2 years – This figure must be at least £10,000 to be used in affordability

Number of applicants
Max. number of applicants is 4 (note: max. of 2 applicants' income considered, but all applicants' commitments and liabilities considered in affordability assessment)

Applicants

Number of applicants ❓
[1 ‡]

Number of financial dependants ❓
[ ]

☑ Tick here if any of the applicants are Barclays Premier or Wealth customers

Applicant one – income and commitments

Personal earned income

☑ Tick here if the applicant has employed income

Annual basic gross income
Input employed applicant's gross annual basic earned income

Annual basic gross income ❓
[£]

Annual bonus for the current year ❓
[£]

Annual bonus for the previous year ❓
[£]

Annual bonus for the previous year
Input self-employed applicant's gross annual income before tax for previous year

Monthly sustainable allowances
[£]

Monthly overtime
[£]

Monthly commission
[£]

Monthly bonus
[£]

☑ Tick here if the applicant has self-employed income

Annual income before tax for the most recent year ❓
[£]

Annual income before tax for the previous year ❓
[£]

Annual income before tax for the most recent year
Input self-employed applicant's gross annual income before tax for most recent year

Annual income before tax for the previous year
Input self-employed applicant's gross annual income before tax for previous year

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Applicant level income, commitments and expenditure

Annual non-taxable income
Input, for example, income from benefits and maintenance

Annual pension income
Input annual pension income received

Other monthly credit commitments
Input aggregate actual monthly repayment amount for any personal loans, motor finance, hire purchase or other loans

Gross Annual BTL rental income
If income from existing BTL properties, input aggregate annual rental income (excluding subject property)

Credit card balance outstanding
Input aggregate actual credit card balance outstanding

If applcant has IO a repayment vehicles, input monthly premium(s)

Other regular commitments (excluding pension costs)
Input aggregate actual monthly payment amount for other committed expenditure

Monthly service charges, ground rent and council tax – for Residential property
Input aggregate actual monthly payment amount for council tax, service charges and ground rent

Monthly maintenance and/or childcare costs (including child tax care vouchers) and school fees
Input aggregate actual monthly payment amount for school fees, childcare and maintenance costs

Personal income (other)

Annual non-taxable income ❓
£

Annual pension income ❓
£

Rental income from other existing buy to let(s) – excludes subject property

Gross annual BTL rental income (excludes subject property) ❓
£

Current commitments

Credit card balance ❓
£

Other monthly credit commitments ❓
£

Monthly cost of mortgage repayment vehicles, i.e. Cash ISA or other saving, Endowment Policy, Share / Unit & Investment Trusts, Stocks and Shares ISA ❓
£

Monthly service charges, ground rent and council tax – for Residential property ❓
£

Monthly maintenance and/or childcare costs (including child tax care vouchers) and school fees ❓
£

Other regular monthly commitments (please do not include pension contributions). If applicant is a non-owner occupier, please input current monthly rental payment (e.g. living with family/friends, private tenant). ❓
£

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Other residential mortgages

This section captures details of any outstanding residential mortgage(s) that your client has

Number of residential mortgages

Interest rate %
Input actual current payment rate.

Other residential mortgages – on completion

Number of residential mortgages ❓

| 1 | ⬍ |

Mortgage amount
Input outstanding mortgage balance for existing residential mortgage

Residential mortgage one – on completion

Mortgage term
Input remaining term in years and whole months

Mortgage amount ❓	Interest rate ❓	Mortgage term ❓
£	%	Years Months

Declared monthly repayment ❓

| £ |

Declared monthly repayment
Input actual monthly repayment amount for existing residential mortgage

Calculate	Reset

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Results

There are 3 potential results that could be presented back to you.

1. This mortgage is affordable

Based on information supplied, your client meets our affordability requirements, subject to full application and credit score

This mortgage is **affordable**

Based on the information supplied above, your client meets our affordability requirements, subject to a full application and credit score.

This case would pass our personal solvency review, and the calculated net disposable income is sufficient to meet the requested borrowing amount in full. Please note that the result is dependent upon the accuracy of information input and will be checked as part of our underwriting process. This calculation provides an indicative view of a borrower's affordability.

Personal solvency decision

Income	Commitments	Result
£ 4,247.27	£ 2,531.00	Pass

Income affordability test

Income	Commitments	Result
£ 5,114.87	£ 3,964.33	Pass

Save result as PDF

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Results

There are 3 potential results that could be presented back to you.

> **Did you know?**
>
> We've added functionality so you can now save the calculator as a PDF. The calculator provides an indicative maximum borrowing amount where client(s) passes personal solvency review, but calculated net disposable income not sufficient to meet requested borrowing amount in full.

2. This mortgage is not affordable

Remodel allowed: Based on information supplied, your client does not meet our affordability requirements, but we can consider lending sum shown in results box, subject to full application and credit score

This mortgage is **not affordable – remodel allowed**

Based on the information supplied above, your client does not meet our affordability requirements on this occasion. We will however consider lending up to £235,532, subject to a full application and credit score.

This case would pass our personal solvency review, but the calculated net disposable income is not sufficient to meet the requested borrowing amount in full

Personal solvency decision

Income	Commitments	Result
£ 2,530.60	£ 2,190.00	Pass

Income affordability test

Income	Commitments	Result
£ 3,448.20	£ 3,633.33	Fail

Save result as PDF

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Results

There are 3 potential results that could be presented back to you.

3. This mortgage is not affordable

Based on information supplied, your client does not meet our affordability requirements on this occasion

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● This mortgage is **not affordable**

Based on the information supplied above, your client does not meet our affordability requirements on this occasion.

This case would fail our personal solvency review (i.e. the applicant(s) current commitments, excluding the new / applied for BTL borrowing, are not currently affordable)

Personal solvency decision

Income	Commitments	Result
£ 2,530.60	£ 3,408.00	Fail

Save result as PDF

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