

HSBC Expat Buy to Let Rates



Buy to Let rates

HSBC are not able to provide mortgages to residents of all countries. Subject to confirmation that you meet the applicable eligibility criteria and depending upon your country of residence, individual circumstances and your requirements Buy to Let mortgages may be provided by either HSBC Expat or HSBC UK.

Choose between tracker or fixed interest rates

HSBC Expat and HSBC UK both offer fixed and tracker interest rates. Before you proceed with a mortgage you should make sure you can afford the monthly payments.

APR is the Annual Percentage Rate of charge and is used to compare loan offers as it takes into consideration the initial rate, current Standard Variable Rate and any booking or arrangement fees payable.

The maximum amount that can be borrowed with this product is GBP 1 million up to 75% Loan To Value, or GBP 2 million up to 65% Loan To Value.

Tracker interest rate

The tracker mortgage interest rate is set at an agreed percentage above the Bank of England base rate. The monthly payments rise and fall (track) in line with changes to the base rate. The rates quoted are inclusive of the Bank of England Base Rate.

Fixed interest rate

The fixed mortgage interest rate is for a specific period and will not vary, giving you certainty from your monthly repayments.

Understanding fees

A number of different fees are chargeable for HSBC Expat mortgages.

The table below explains some of the fees involved and provides amounts where possible.

Fee Payable	
Booking fee (also referred to as an Arrangement fee) A non-refundable fee charged on some mortgages to secure a particular mortgage deal and/or to cover administration costs.	Between £0 - £999 depending on the rate type selected
Is there a Completion fee? A Completion fee is a fee the lender charges to cover the cost of electronically transferring the mortgage funds to the borrower.	N/A
Is there a Standard Valuation fee? Also referred to as a professional valuation, a Standard Valuation fee is a fee to cover the basic valuation of a property conducted on behalf of a mortgage lender to enable them to assess the security offered by the property for the proposed mortgage.	Yes, see table on final page
Is there an Early Repayment Charge? This is the cost of paying off a lump-sum in excess of the contractual monthly repayments. It is typically calculated as a percentage of the amount repaid.	See section below for circumstances where these fees may apply
Is there an Exit fee? An Exit fee is a fee charged by many institutions when you fully repay your mortgage. HSBC Bank do not charge an Exit fee.	No
Security fee The fee charged for the administration involved in securing the loan.	N/A

Early Repayment Charges

An Early Repayment Charge applies to our fixed rate mortgages. The Early Repayment Charge is calculated at 1.00% per each remaining full year (for part years, this is calculated on a pro-rata basis), based on the amount repaid early above the annual overpayment allowance set out below. This includes if you switch to a different rate or lender before the end of the early repayment charge period.

The annual overpayment allowance for fixed rate mortgages is 10.00% of the balance of the Loan outstanding at the start of each rolling year from the anniversary of when the fixed rate is applied until the end of the fixed rate period. If you do not use your annual overpayment allowance in any year, it will not be carried over to a subsequent year.

Early Repayment Charges do not apply to tracker rate or HSBC Variable Rate mortgages so unlimited overpayments can be made to these rate types without penalty.

The following mortgage interest rates are available from HSBC Expat only:

60% Loan To Value (LTV)

Product	Initial interest rate	Initial interest rate period	Followed by a variable rate, currently	Booking fee	Overall cost for comparison (APR)
2 Year Tracker Standard	5.79%	2 Years	7.60%	£999	7.6% APR
2 Year Fixed Standard	5.49%	(2 Year Fixed) Until 31.08.27	7.60%	£999	7.5% APR
2 Year Fixed Fee Saver	5.89%	(2 Year Fixed) Until 31.08.27	7.60%	£0	7.4% APR
5 Year Fixed Standard	5.29%	(5 Year Fixed) Until 31.08.30	7.60%	£999	6.8% APR
5 Year Fixed Fee Saver	5.69%	(5 Year Fixed) Until 31.08.30	7.60%	£0	6.8% APR

75% Loan To Value (LTV)

Product	Initial interest rate	Initial interest rate period	Followed by a variable rate, currently	Booking fee	Overall cost for comparison (APR)
2 Year Tracker Standard	5.89%	2 Years	7.60%	£999	7.8% APR
2 Year Fixed Standard	5.59%	(2 Year Fixed) Until 31.08.27	7.60%	£999	7.7% APR
2 Year Fixed Fee Saver	5.99%	(2 Year Fixed) Until 31.08.27	7.60%	£0	7.5% APR
5 Year Fixed Standard	5.39%	(5 Year Fixed) Until 31.08.30	7.60%	£999	6.8% APR
5 Year Fixed Fee Saver	5.79%	(5 Year Fixed) Until 31.08.30	7.60%	£0	6.9% APR

For information on the mortgage interest rates available from HSBC UK please visit the HSBC UK public website

Standard Valuation fee scale

The current fee, including VAT (UK only), for HSBC Expat Buy to Let property valuations is detailed below. Fees are subject to change, therefore, please refer to your Key Facts Illustration for details of the fees payable by you. The valuation fee quoted includes a £35 non-refundable administration fee.

Property Band	Standard Valuation Report (Exc. VAT)*	Homebuyer Report (Inc. VAT)	Building Survey (Inc. VAT)
Less than £75,000	£66.70	£285	£503
£75,001 – £100,000	£75.44	£297	£539
£100,001 – £150,000	£84.64	£309	£629
£150,001 – £200,000	£102.58	£423	£695
£200,001 – £250,000	£120.06	£447	£731
£250,001 – £300,000	£142.60	£477	£767
£300,001 – £400,000	£169.28	£563	£863
£400,001 – £500,000	£182.62	£581	£881
£500,001 – £600,000	£244.72	£665	£1,001
£600,001 – £700,000	£266.80	£695	£1,073
£700,001 – £800,000	£301.76	£743	£1,145
£800,001 – £900,000	£342.24	£847	£1,253
£900,001 – £1,000,000	£360.18	£871	£1,277
£1,000,001 – £1,250,000	£448.96	£1,041	£1,421
£1,250,001 – £1,500,000	£506.92	£1,119	£1,529
£1,500,001 – £1,750,000	£529.92	£1,149	£1,673
£1,750,001 – £2,000,000	£529.92	£1,149	£1,775
£2,000,001 – £2,500,000	£686.27	£1,390	£1,996
£2,500,001 – £3,000,000	£757.03	£1,683	£2,096
£3,000,001 – £3,500,000	£870.23	£2,083	£2,389
£3,555,001 – £4,000,000	£969.28	£2,283	£2,833
£4,000,001 – £4,500,000	£1,132.00	£2,587	£3,200
£4,500,001 – £5,000,000	£1,252.28	£2,900	£3,575
£5,000,001 – £6,000,000	£1,464.53	By negotiation	By negotiation
£6,000,001 – £7,000,000	£1,655.56	By negotiation	By negotiation
7,000,001 – £8,000,000	£2,030.53	By negotiation	By negotiation
£8,000,001 plus	Upon Request	By negotiation	By negotiation

* VAT or other sales tax shall be charged in addition where applicable at the prevailing rate.

Information correct as at 06 June 2025.

Your property may be repossessed if you do not keep up repayments on your mortgage.

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