Keystone
Property Finance

REFURB TO LET

Product Guide

For use by intermediaries only. All rates, fees and criteria are correct as of 6th November 2026

KEY CRITERIA

Our short term lending for refurbishment projects has a maximum term of 6 months and is available for experienced landlords only. Borrowers can switch to a longer term fixed rate Keystone product, freeing up funds for other projects. Title Insurance ensures a quicker legal process and provides borrower protection.

- Short term lending for 6 months
- Rolled up or serviced options
- No exit fee or ERCs
- You can begin the Refurb Exit application as soon as the Refurb to Let application is fully submitted
- Can cover conversion of a standard property to a HMO up to 6 occupants
- Procuration fee of 1% for Refurb to Let and 0.55% for Refurb Exit fixed rate

PICK YOUR PRODUCT

REFURB TO LET PRODUCTS

£100,000 ≤ £1M

	Interest Type	Arrangement Fee
LTV		2.0%
70%	Rolled Up	**0.85%** [RRST26N200XF070]
75%	Serviced	**0.85%** [RSST26N200XF075]

≥ £1M - £2M

	Interest Type	Arrangement Fee
LTV		2.0%
65%	Rolled Up	**0.85%** [RRST26N200XF065]
70%	Serviced	**0.85%** [RSST26N200XF070]

REFURB EXIT STANDARD

2 YEAR FIXED RATE

	Arrangement Fees	
LTV	1.5%	3.5%
65%	**6.59%** [ST26W150XF265RE]	**5.59%** [ST26W350XF265RE]
75%	**6.69%** [ST26W150XF275RE]	**5.69%** [ST26W350XF275RE]
80%	**7.14%** [ST26W150XF280RE]	

5 YEAR FIXED RATE

	Arrangement Fees		
LTV	1.5%	3.5%	5.5%
65%	**6.34%** [ST26W150XF565RE]	**5.94%** [ST26W350XF565RE]	**5.54%** [ST26W550XF565RE]
75%	**6.44%** [ST26W150XF575RE]	**6.04%** [ST26W350XF575RE]	**5.64%** [ST26W550XF575RE]
80%	**6.89%** [ST26W150XF580RE]	**6.49%** [ST26W350XF580RE]	**6.09%** [ST26W550XF580RE]

2 YEAR TRACKER

	Arrangement Fee
LTV	1.5%
65%	**5.89%** [ST26N150XT265RE]
75%	**5.99%** [ST26N150XT275RE]

REVERSION RATE - 4.99% + BBR

SMALL HMOS

2 YEAR FIXED RATE

Up to 6 occupants / units

	Arrangement Fees	
LTV	1.5%	3.5%
65%	**6.79%** [SP26W150XF265RE]	**5.79%** [SP26W350XF265RE]
75%	**6.89%** [SP26W150XF275RE]	**5.89%** [SP26W350XF275RE]

5 YEAR FIXED RATE

Up to 6 occupants / units

	Arrangement Fees		
LTV	1.5%	3.5%	5.5%
65%	**6.54%** [SP26W150XF565RE]	**6.14%** [SP26W350XF565RE]	**5.74%** [SP26W550XF565RE]
75%	**6.64%** [SP26W150XF575RE]	**6.24%** [SP26W350XF575RE]	**5.84%** [SP26W550XF575RE]

2 YEAR TRACKER

Up to 6 occupants / units

	Arrangement Fee
LTV	1.5%
65%	**6.09%** [SP26N150XT265RE]
75%	**6.19%** [SP26N150XT275RE]

REVERSION RATE - 4.99% + BBR

ADDITIONAL BORROWING

Our Refurb Exit fixed rate products offer the opportunity to take out additional borrowing of up to 80% LTV. This means your landlord clients can not only switch to a 2 or 5 year fixed rate following their initial Light Refurb product but also take out additional borrowing to increase their portfolio.

Cases undergo a full underwrite, where full searches are required and use the free revaluation which will be completed upon the refurbishment of the property.

- No application fee
- Up to 80% LTV
- No max for additional borrowing

FEES & LENDING LIMITS

VALUATION FEES

PROPERTY VALUE	STANDARD	UP TO 6 OCCUPANTS
£75,000 - £150,000	£345	£580
£150,001 - £200,000	£390	£610
£200,001 - £250,000	£470	£635
£250,001 - £300,000	£470	£735
£300,001 - £400,000	£540	£855
£400,001 - £500,000	£605	£975
£500,001 - £600,000	£665	£1,105
£600,001 - £700,000	£755	£1,225
£700,001 - £800,000	£840	£1,355
£800,001 - £900,000	£905	£1,475
£900,001 - £1,000,000	£1,005	£1,605
£1,000,001 - £1,250,000	£1,405	On request
£1,250,001 - £1,500,000	£1,455	
£1,500,001 - £2,000,000	£1,745	
£2m >	On request	

ICR

- 145% (High Rate Tax Payers) or 125% (Ltd Co and Base Rate Tax Payers)
- 5 Year Fixed Rates - Based on Pay Rate
- 2 Year Fixed Rates or Trackers - Based on higher of Pay Rate +2% or 5.5%
- Arrangement Fee can be added and is excluded from ICR calculation

LOAN SIZES

65% LTV	£75,000 - £3,000,000
75% LTV	£75,000 - £3,000,000
80% LTV	£75,000 - £750,000

ERC

2 Year Fix	3 / 2
5 Year Fix	5 / 4 / 3 / 3 / 3

APPLICATION FEE

Non-refundable	£199

FEES & LENDING LIMITS

REFURB LEGAL FEES

Legal fees for Refurb to Let applications will only be accepted via dual representation from TWM solicitors. VAT and disbursements will be added.

Loan Size	Refurb to Let Costs	Refurb Exit Costs
Under £250,000	£1,170	£877.50
£250,001 - £500,000	£1,320	£990
£500,001 - £1,000,000	£1,470	£1,102.50
£1,000,000+	Price on request	Price on request

Approximation of the costs.

Please note there is also a supplementary fee of £149 for leasehold properties.

TITLE INSURANCE FEES

Title insurance will be used for Refurb to Let products which will speed up the legal process, reduce the time for the loan to complete and provide protection for the client.

Loan amount	Fees
£100,000 - £250,000	£280
£250,001 - £500,000	£420
£500,001 - £750,000	£680
£750,001 - £1,000,000	£950
£1,000,000 +	On request

LET'S FIND THE RIGHT SOLUTION

for your buy to let cases **0345 148 9086 I enquiry@keystonepropertyfinance.co.uk**

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