

REFURB TO LET PRODUCT GUIDE

FOR USE BY INTERMEDIARIES ONLY



REFURB TO LET

Breathe new life into your clients property investments

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
- ✓ Procurement fee of 1% for Refurb to Let and 0.55% for Refurb Exit fixed rate

Process

STEP 1

Fully submit the Refurb to Let application via our broker portal, afterwards you can then immediately start the Refurb Exit application.

Application processed and funds released allowing refurb works to commence

STEP 2

Ensure the Refurb Exit application has been submitted at least 90 days before the end of the refurb term.

Complete refurb works within 6 months

STEP 3

Once your client has completed the refurbishment works and they can then move onto a Refurb Exit product. Subject to underwriting.

FOR USE BY INTERMEDIARIES ONLY

All information correct at time of publication for further information please contact us. Keystone Property Finance is registered in England and Wales (06262873). Our registered address is 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA. As a last resort, your client's property may be repossessed if they do not keep up payments on their mortgage



0345 148 9086



enquiry@keystonepropertyfinance.co.uk

Keystone
Property Finance

REFURB TO LET PRODUCTS

Light refurbishment where works fall under permitted development

Interest Type	Rate (Per month)	LTV	Loan Amount	Arrangement Fee	Product Code (Individuals)	Product Code (Ltd Cos)
Rolled up	0.85%	65%	£100k - £2m	2%	RRST25H200IF065	RRST25H200LF065
Serviced	0.85%	70%	£100k - £2m	2%	RSST25H200IF070	RSST25H200LF070

Rolled up

The interest is deferred until the end of the term when the full balance is due therefore no monthly payments are needed.



Serviced

The interest accrued is paid through monthly instalments via Direct Debit and the balance is then settled at the end of the term.



Arrangement fees apply to all products which can be added to the loan or paid upfront

FOR USE BY INTERMEDIARIES ONLY

All information correct at time of publication for further information please contact us. Keystone Property Finance is registered in England and Wales (06262873). Our registered address is 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA. As a last resort, your client's property may be repossessed if they do not keep up payments on their mortgage



0345 148 9086



enquiry@keystonepropertyfinance.co.uk

Keystone
Property Finance

REFURB EXIT STANDARD FIXED RATE PRODUCTS

Available for standard property types on 2 and 5 year fixed rates

**Additional
Borrowing**

to a maximum of 80%
LTV available

2 Year Fixed Rates

Rate	LTV	Loan Amount	Arrangement Fee	ERCs	Multiplier* (Individuals)	Multiplier* (Ltd Cos)	Product Code (Individuals)	Product Code (Ltd Cos)
4.84%	65%	£100k- £2.5m**	3.5%	3% / 2%	120	140	ST25Q350IF265RE	ST25Q350LF265RE
4.94%	75%	£100k - £2.5m**	3.5%	3% / 2%	119	138	ST25Q350IF275RE	ST25Q350LF275RE
5.84%	65%	£100k- £2.5m**	1.5%	3% / 2%	105	122	ST25Q150IF265RE	ST25Q150LF265RE
5.94%	75%	£100k - £2.5m**	1.5%	3% / 2%	104	120	ST25Q150IF275RE	ST25Q150LF275RE
6.39%	80%	£100k - £750k	1.5%	3% / 2%	98	114	ST25Q150IF280RE	ST25Q150LF280RE

**Max loan amount £1.5m up to 75% LTV, £2.5m up to 70% LTV

5 Year Fixed Rates

Rate	LTV	Loan Amount	Arrangement Fee	ERCs	Multiplier* (Individuals)	Multiplier* (Ltd Cos)	Product Code (Individuals)	Product Code (Ltd Cos)
4.74%	65%	£100k- £2.5m**	5.5%	5% / 4% / 3% / 3% / 3%	174	202	ST25Q550IF565RE	ST25Q550LF565RE
4.84%	75%	£100k- £2.5m**	5.5%	5% / 4% / 3% / 3% / 3%	170	198	ST25Q550IF575RE	ST25Q550LF575RE
5.29%	80%	£100k - £750k	5.5%	5% / 4% / 3% / 3% / 3%	156	181	ST25Q550IF580RE	ST25Q550LF580RE
5.14%	65%	£100k- £2.5m**	3.5%	5% / 4% / 3% / 3% / 3%	161	186	ST25Q350IF565RE	ST25Q350LF565RE
5.24%	75%	£100k - £2.5m**	3.5%	5% / 4% / 3% / 3% / 3%	157	183	ST25Q350IF575RE	ST25Q350LF575RE
5.69%	80%	£100k - £750k	3.5%	5% / 4% / 3% / 3% / 3%	145	168	ST25Q350IF580RE	ST25Q350LF580RE
5.54%	65%	£100k- £2.5m**	1.5%	5% / 4% / 3% / 3% / 3%	149	173	ST25Q150IF565RE	ST25Q150LF565RE
5.64%	75%	£100k - £2.5m**	1.5%	5% / 4% / 3% / 3% / 3%	146	170	ST25Q150IF575RE	ST25Q150LF575RE
6.09%	80%	£100k - £750k	1.5%	5% / 4% / 3% / 3% / 3%	135	157	ST25Q150IF580RE	ST25Q150LF580RE

**Max loan amount £1.5m up to 75% LTV, £2.5m up to 70% LTV



2 year – RTI for high rate tax payers is 145% @ payrate +2%, or 5.5%, whichever is higher. Ltd Cos and basic rate tax payers 125% @ payrate +2% or 5.5%, whichever is higher

5 year – RTI for high rate tax payers is 145% @ payrate or Ltd Cos and basic rate taxpayers 125% @ payrate.

Arrangement fees apply to all products which can be added to the loan or paid upfront. Reversion rates for all products are 4.99% + BBR.

Bank of England Base rate (BBR) 4%

FOR USE BY INTERMEDIARIES ONLY

All information correct at time of publication for further information please contact us. Keystone Property Finance is registered in England and Wales (06262873). Our registered address is 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA. As a last resort, your client's property may be repossessed if they do not keep up payments on their mortgage



0345 148 9086



enquiry@keystonepropertyfinance.co.uk

Keystone
Property Finance

REFURB EXIT SPECIALIST FIXED RATE PRODUCTS

Available for HMO properties up to 6 occupants on 2 and 5 year fixed rates

**Additional
Borrowing**

to a maximum of 75%
LTV available

2 Year Fixed Rates

Rate	LTV	Loan Amount	Arrangement Fee	ERCs	Multiplier* (Individuals)	Multiplier* (Ltd Cos)	Product Code (Individuals)	Product Code (Ltd Cos)
5.14%	65%	£100k- £2.5m**	3.5%	3% / 2%	115	134	SP25Q350IF265RE	SP25Q350LF265RE
5.24%	75%	£100k - £2.5m**	3.5%	3% / 2%	114	132	SP25Q350IF275RE	SP25Q350LF275RE
6.14%	65%	£100k- £2.5m**	1.5%	3% / 2%	101	117	SP25Q150IF265RE	SP25Q150LF265RE
6.24%	75%	£100k - £2.5m**	1.5%	3% / 2%	100	116	SP25Q150IF275RE	SP25Q150LF275RE

**Max loan amount £1.5m up to 75% LTV, £2.5m up to 70% LTV

5 Year Fixed Rates

Rate	LTV	Loan Amount	Arrangement Fee	ERCs	Multiplier* (Individuals)	Multiplier* (Ltd Cos)	Product Code (Individuals)	Product Code (Ltd Cos)
5.04%	65%	£100k- £2.5m**	5.5%	5% / 4% / 3% / 3% / 3%	164	190	SP25Q550IF565RE	SP25Q550LF565RE
5.14%	75%	£100k - £2.5m**	5.5%	5% / 4% / 3% / 3% / 3%	161	186	SP25Q550IF575RE	SP25Q550LF575RE
5.44%	65%	£100k- £2.5m**	3.5%	5% / 4% / 3% / 3% / 3%	152	176	SP25Q350IF565RE	SP25Q350LF565RE
5.54%	75%	£100k - £2.5m**	3.5%	5% / 4% / 3% / 3% / 3%	149	173	SP25Q350IF575RE	SP25Q350LF575RE
5.84%	65%	£100k- £2.5m**	1.5%	5% / 4% / 3% / 3% / 3%	141	164	SP25Q150IF565RE	SP25Q150LF565RE
5.94%	75%	£100k - £2.5m**	1.5%	5% / 4% / 3% / 3% / 3%	139	161	SP25Q150IF575RE	SP25Q150LF575RE



2 year – RTI for high rate tax payers is 145% @ payrate +2%, or 5.5%, whichever is higher. Ltd Cos and basic rate tax payers 125% @ payrate +2% or 5.5%, whichever is higher
5 year – RTI for high rate tax payers is 145% @ payrate or Ltd Cos and basic rate taxpayers 125% @ payrate.

Arrangement fees apply to all products which can be added to the loan or paid upfront. Reversion rates for all products are 4.99% + BBR.

Bank of England Base rate (BBR) 4%

FOR USE BY INTERMEDIARIES ONLY

All information correct at time of publication for further information please contact us. Keystone Property Finance is registered in England and Wales (06262873). Our registered address is 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA.
As a last resort, your client's property may be repossessed if they do not keep up payments on their mortgage



0345 148 9086



enquiry@keystonepropertyfinance.co.uk

Keystone
Property Finance

ADDITIONAL BORROWING

Available on all Refurb Exit products



Key Information

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

FOR USE BY INTERMEDIARIES ONLY

All information correct at time of publication for further information please contact us. Keystone Property Finance is registered in England and Wales (06262873). Our registered address is 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA. As a last resort, your client's property may be repossessed if they do not keep up payments on their mortgage



0345 148 9086



enquiry@keystonepropertyfinance.co.uk

Keystone
Property Finance

FEES

Valuation | Application | Legal | Title Insurance

Valuation Fees

Required for the initial short term refurb loan only. When moving onto a exit product this will be revalued at no cost.

Property Value	Standard Fee	Small HMO
£100,000 - £150,000	£345	£580
£150,000 - £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	On request
£1,500,001 - £2,000,000	£1,745	On request

Application Fee

Payable on all light refurb applications to cover assessing and processing, even if the application is withdrawn. No application fee when moving onto one of Keystone's buy to let fixed rates.

Non-refundable

£175

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
£1m - £1.5m	£1,500
£1.5m +	Price on request

FOR USE BY INTERMEDIARIES ONLY

All information correct at time of publication for further information please contact us. Keystone Property Finance is registered in England and Wales (06262873). Our registered address is 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA. As a last resort, your client's property may be repossessed if they do not keep up payments on their mortgage.



0345 148 9086



enquiry@keystonepropertyfinance.co.uk

Keystone
Property Finance

Keystone

Property Finance



0345 148 9086



enquiry@keystonepropertyfinance.co.uk



www.keystonepropertyfinance.co.uk

For use by professional intermediaries only | All rates, fees and criteria are correct as of 29th August 2025

www.keystonepropertyfinance.co.uk | Call: 0345 148 9086