



**Become a super host
with a Holiday Let Mortgage**

Whether you're buying your first UK holiday let or are considering changing your existing property portfolio into holiday lets, our holiday let mortgage has everything you need to make the most of your financial investment.

With borrowing available for properties all over England, Scotland and Wales and a range of flexible options to choose from, you can forget about tenants and think about guests. Stop renting by the month and let by the night. Move away from a house and into a holiday home. And turn your property into a business.



[hodge.co.uk](https://www.hodge.co.uk)



0800 028 3746

What is a Holiday Let Mortgage?

A holiday let mortgage is for people who want a property they can rent out on a short-term basis, while buy-to-let mortgages are for those who want to rent over a longer term.

The fact the property isn't let out year-round like a buy-to-let property means affordability will be calculated differently to allow the lender to take into account the rise and fall of rental income depending on high or low season.

Who is eligible for a Holiday Let Mortgage?

To be eligible for a holiday let mortgage, you'll need to be aged 21 to 88. Applications can be made by one or two people so it's suitable for couples too and there aren't any minimum personal income requirements.

You'll need to show the property can yield a minimum rental income of 145% of interest payments at 5.5%. Your independent financial advisor will be able to help you work this out.

Property criteria

- Minimum property value of £100,000
- Ex public sector: Houses minimum value £200,000; Flats and maisonettes minimum value £300,000
- Properties with land up to 3 acres
- Leasehold properties with a minimum 85 year lease
- Flats and maisonettes with a minimum floor area of 35 square metres
- Whole properties listed for rent on Airbnb with relevant insurances in place.

Benefits of choosing our Holiday Let Mortgage

- Airbnb properties welcome
- Stay in your property for up to 90 days a year
- You don't have to be a homeowner
- We lend on up to three holiday lets
- Hodge Early Repayment Promise



What do I do next?

Choosing a mortgage is a big decision. We recommend you speak to a qualified independent financial adviser for advice on what's best for you.