



**PARAGON MORTGAGES PRESS RELEASE
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NEW FIVE YEAR FIXED RATES FROM PARAGON MORTGAGES

- Five year, fixed rate buy-to-let mortgages with interest rates from 3.75%
- Loan to value (LTV) up to 75%
- Interest coverage ratio (ICR) at 125% at 4%

Paragon Mortgages is launching a new range of five year, fixed rate buy-to-let mortgage products for individual and limited company landlords, with interest rates starting from 3.75%.

Fixed rates are available at loan to value ratios (LTVs) of up to 75% and the range includes funding for self-contained units as well as more complex HMO properties.

These new longer term fixed rate products feature a revised interest coverage calculation based on an interest rate assumption of 4% with the interest coverage ratio (ICR) set at a minimum of 125% for single self-contained units and 130% for more complex HMO properties.

John Heron, Managing Director of Paragon Mortgages, said: "With the outlook for interest rates now much lower for longer, we have been able to deliver these longer term fixed rates aimed at professional landlords including those borrowing through limited companies and those purchasing HMOs.

"These are the first products we have launched which feature an ICR that reflects lower interest rate expectations and the reduced risk that customers on longer term fixed rates benefit from."

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NOTES TO EDITORS

Paragon Mortgages is a leading provider of buy-to-let mortgages delivering lending solutions designed for professional landlords with more complex requirements. These include lending to limited companies as well as private individuals, lending on more complex property including HMO's and multi-unit blocks, higher aggregate lending limits and the ability to accommodate more complex letting arrangements including local authority leases and corporate leases along with standard ASTs.

Paragon Mortgages introduced its first product aimed at the professional property investor in 1995 and is a member of the Council of Mortgage Lenders (CML), the Intermediary Mortgage Lenders Association (IMLA), National Landlords Association (NLA) and the Association of Residential Letting Agents (ARLA).

Paragon Mortgages does not accept applications for consumer buy-to-let, instead these applications will be considered via our Mortgage Trust brand.

Paragon Mortgages is part of The Paragon Group of Companies, a FTSE 250 company and a specialist provider of finance.

In February 2014 Paragon Group launched its banking subsidiary, Paragon Bank PLC. It is a retail-funded lending bank with a direct-to-consumer Internet platform for savings. Its loan products are distributed via intermediaries. Paragon Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.