

# UBTL vs CBTL Guide\*

## Unregulated vs Consumer Buy to Let: What's the Difference?

- An Unregulated Buy to Let is for professional landlords or investors who are buying, or have already bought, property as a business and is not subject to FCA regulation.
- A Consumer Buy to Let Mortgage applies to “accidental landlords” who have inherited or previously lived in a property and is subject to limited FCA oversight.

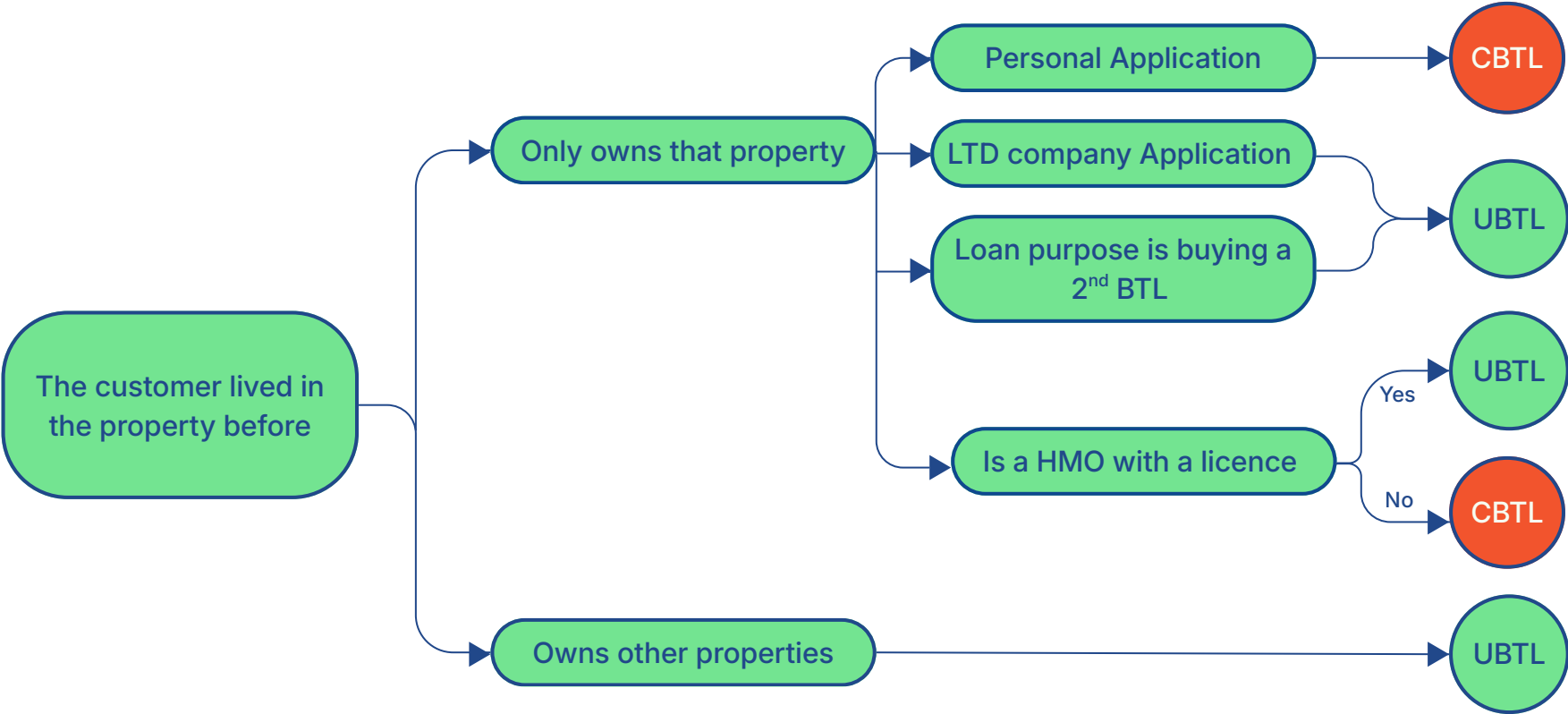
At Mercantile Trust, we only offer Unregulated Buy to Let Mortgages.

### Abbreviations:

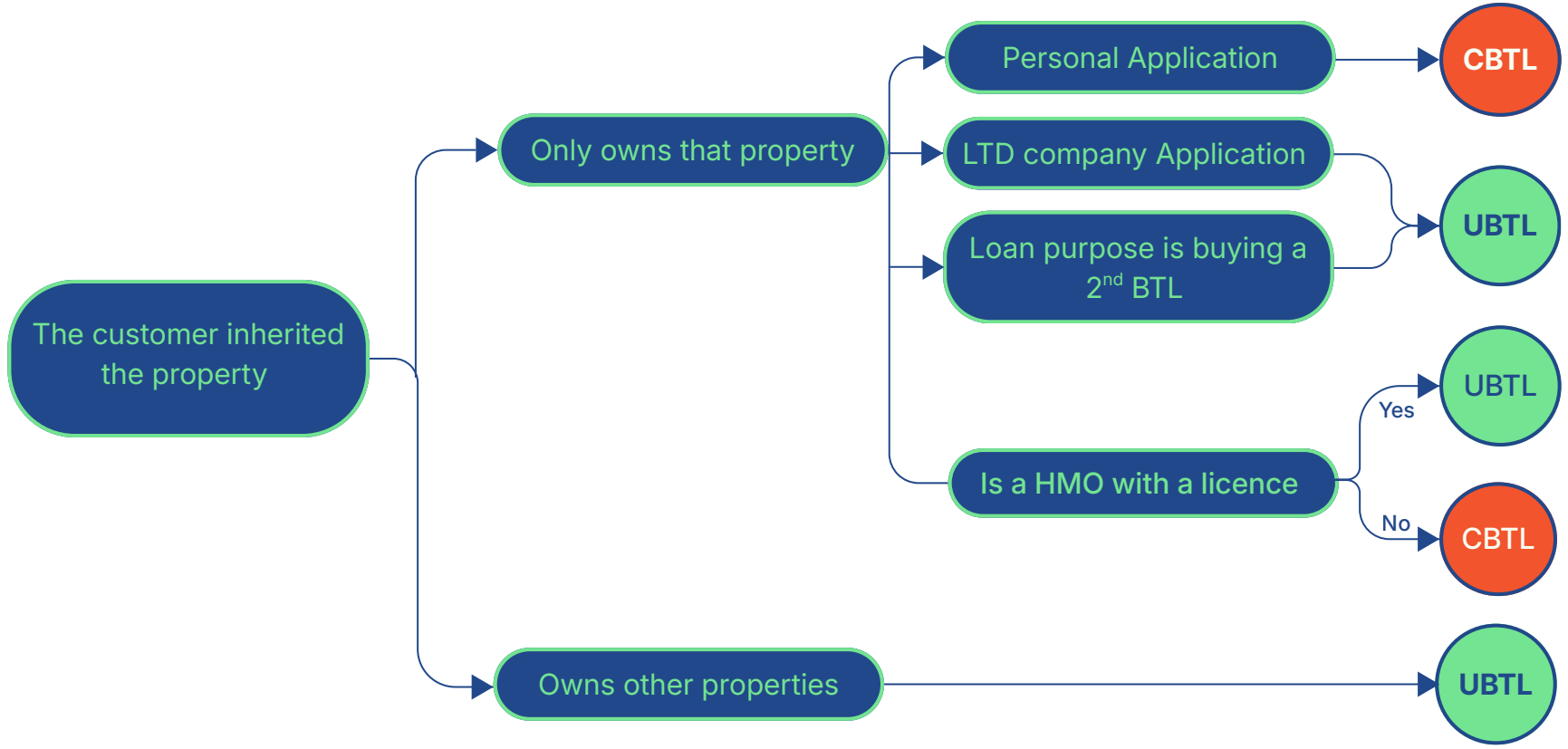
- **UBTL:** Unregulated Buy to Let
- **CBTL:** Consumer Buy to Let

\*Please note, this is our approach and other lenders may have different approaches.

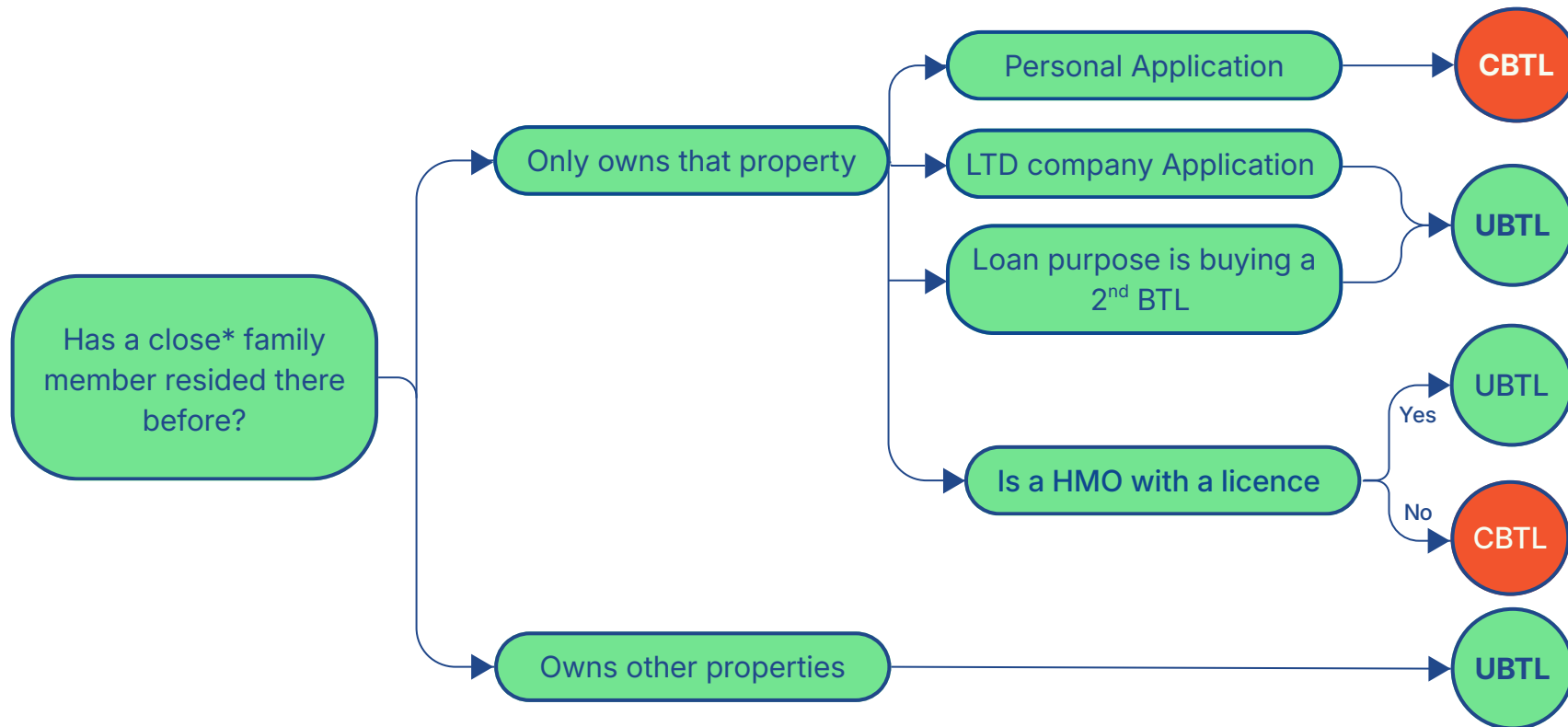
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**If the current tenant is a close\* family member we can not proceed.**

\*Definition of close family: Spouse, Parents, Children, Grandparents, Siblings, Grandchildren.

**If unsure please refer:**

We understand that not all cases are straightforward. If you have a complex scenario, please get in touch with us.