

70% Buy-to-let mortgage (e.g. £73,999)

Deposit (30% of Property Price)	£22,000
Broker & Arrangement Fee	-£1,500
Transfer Fees - Mortgage Solicitors +VAT	-£1,850
Interest on 70% loan over 3 years	-£8,430
Gross rent (7.5% over 3 years)	£16,425
Overheads (20% of gross rent - industry average)	-£3,285
Repayment of 70% loan at end	-£51,100
Redemption Fees & Legals	-£1,530
Total Mortgage Cost	£73,270

2-Step Process (e.g. £69,999)

Reservation	£3,000
Step 1 - £39,999 + £999 Transfer Costs	£40,998
Step 2 - £16,800 + £999 Transfer Costs	£21,799
Total 2-Step Cost	£65,797