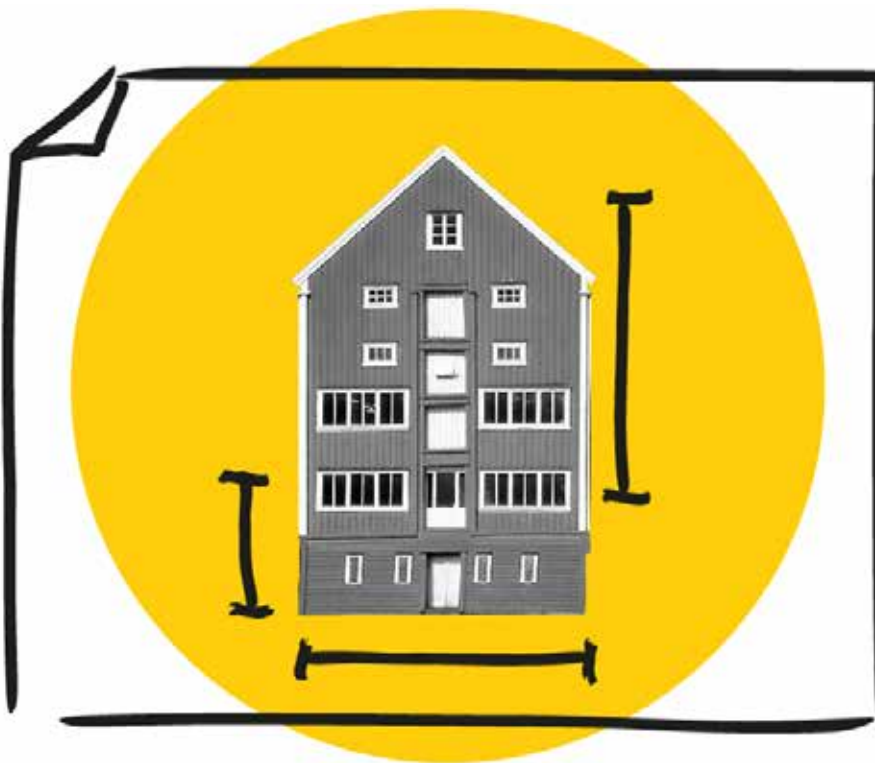


Commercial Mortgages Product Guide

Valid from 11 April 2017



In Focus

New Commercial Investment and Owner Occupied ranges:

- A choice of variable and fixed rates up to 75% LTV, with flexible repayment structures.
- Loans from £50k - £1m, bespoke terms available for loans over £1m.
- All cases are individually assessed by our experts, to get your clients the best deals.

Aldermore

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Your Specialist Packager Distributor

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Commercial Investment Range

For purchase and remortgage

These products are for your individual or limited company clients who want to invest in commercial property including offices, warehouses, industrial units, factories and retail units.

Maximum LTV	60%	70%	75%
Variable for term	4.99% LIBOR + 4.59%	5.34% LIBOR + 4.94%	5.44% LIBOR + 5.04%
3 year fixed	5.09%	5.44%	5.54%
5 year fixed	5.19%	5.54%	5.64%
Reversion rate for fixed rates	5.35% LIBOR + 4.95%		
Arrangement Fee	1.75% can be added (includes 0.25% commitment fee payable at Offer)		

LIBOR*	0.40%
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Early repayment charges	Year 1	Year 2	Year 3	Year 4	Year 5
Variable rate	2.50%	2.50%	2.50%	2.50%	2.50%
3 year fixed	4.50%	4.00%	3.50%		
5 year fixed	6.00%	5.50%	5.00%	4.50%	4.00%

Up to 10% of the outstanding balance can be repaid in any 12 month period without incurring an early repayment charge.

*LIBOR will be re-set on 15th February, May, August and November. A minimum LIBOR rate of 3% will apply once LIBOR reaches 3%.

Commercial Owner Occupied Range

For purchase and remortgage

These products are for clients who want to take the opportunity to own their business premises as an individual or as a limited company.

Maximum LTV	60%	70%	75%
Variable for term	4.59% LIBOR + 4.19%	4.94% LIBOR + 4.54%	5.04% LIBOR + 4.64%
3 year fixed	4.69%	5.04%	5.14%
5 year fixed	4.79%	5.14%	5.24%
Reversion rate for fixed rates	5.35% LIBOR + 4.95%		
Arrangement Fee	1.75% can be added (includes 0.25% commitment fee payable at Offer)		

LIBOR*	0.40%
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Early repayment charges	Year 1	Year 2	Year 3	Year 4	Year 5
Variable rate	2.50%	2.50%	2.50%	2.50%	2.50%
3 year fixed	4.50%	4.00%	3.50%		
5 year fixed	6.00%	5.50%	5.00%	4.50%	4.00%

Up to 10% of the outstanding balance can be repaid in any 12 month period without incurring an early repayment charge.

*LIBOR will be re-set on 15th February, May, August and November. A minimum LIBOR rate of 3% will apply once LIBOR reaches 3%.

Key Lending Criteria

Here's a few things you'll need to check to see if your client is eligible for our products. For more information please see our [Full Lending Criteria Guide](#).

Key Lending Criteria		Commercial Investment	Commercial Owner Occupied
Property types we lend on		Offices, warehouses, industrial units, factories and retail units	
Applicants		Individuals (including sole traders and partnerships), Limited Companies (including LLPs)	
Maximum LTV		75% LTV (loans above 70% LTV are subject to additional criteria)	
Loan size		£50k - £1m (Over £1m - bespoke terms may be available and all cases will be individually assessed and priced for risk)	
Term		Minimum 6 years, maximum 20 years	
Purpose		Purchase or Remortgage (including capital raising)	
Location		England (including the Isle of Wight), Wales (including Anglesey) and mainland Scotland	
Repayment method	Capital repayment (Amortising)	Available up to product maximum LTV	
	Interest only for 2 years	Available up to 60% LTV	
	Interest only for 3 years	Available up to 50% LTV	
	Interest only for 10 years	Available up to 60% of vacant possession Max term 10 years	n/a
	Part Interest only and Part Capital repayment	Available up to 70% LTV Max term 10 years	n/a