



## BTL &amp; Commercial

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BTL		LTV	LTV	LTV	LTV	LTV
Loan Size	Rate	50%	55%	65%	70%	75%
£100,000 - £499,999	3 month Libor +	4.10%	4.20%	4.30%	4.40%	4.50%
£500,000+	3 month Libor +	3.45%	3.55%	3.70%	3.80%	3.85%

3 month Libor is subject to a minimum rate of 0.75%

HMO		LTV	LTV	LTV	LTV	LTV
Loan Size	Rate	50%	55%	65%	70%	75%
£100,000 - £499,999	3 month Libor +	4.40%	4.40%	4.40%	4.50%	4.70%
£500,000+	3 month Libor +	3.75%	3.75%	3.75%	3.85%	4.00%

3 month Libor is subject to a minimum rate of 0.75%

Semi-commercial		LTV	LTV	LTV	LTV	LTV
Loan Size	Rate	50%	55%	65%	70%	75%
£100,000 - £499,999	3 month Libor +	5.10%	5.10%	5.10%	5.30%	5.70%
£500,000+	3 month Libor +	5.10%	5.10%	5.10%	5.20%	5.60%

3 month Libor is subject to a minimum rate of 0.75%

Commercial		LTV	LTV	LTV	LTV	LTV
Loan Size	Rate	50%	55%	65%	70%	75%
£100,000 - £499,999	3 month Libor +	5.25%	5.25%	5.65%	5.85%	6.10%
£500,000+	3 month Libor +	5.20%	5.20%	5.60%	5.80%	6.25%

3 month Libor is subject to a minimum rate of 0.75%

**Location**

England &amp; Wales

**Term**

Minimum term - 2 years

Maximum term - 30 years

**Excluded Property Types**

Fuel stations	Bars/Public Houses
Hostels	Residential Care Homes
Agricultural	C2, C2A, D2
Freehold single flat	Places of Worship
Heavy Industrial	

**Early Repayment Charge**

3% in the first 5 years and 1% for the life of the loan.

Up to 10% of the loan balance may be repaid in any 12 month period without notice and without incurring any early repayment charge.

**Repayment option**

Capital and Interest from 2 years up to 30 years:

Interest only up to 10 years

Interest only option can be taken up to 10 years followed by Capital and Interest for remaining term, max term 30 years

**Long Leasehold**

Min 55 years unexpired remaining at end of mortgage term

**Minimum Debt Service Coverage Ratio (DSCR)**

Residential investment &amp; commercial investment:

- BTL 125%
- Semi - commercial 125%
- Commercial 125%
- HMO 140%

**Interest Rate**

Interest rate is margin plus 3 month Libor.

Libor is a minimum of 0.75% and this applies until Libor gets to 3% at which point the minimum Libor rate becomes 3%.

The start rate on the individual loan is the lifetime floor for that loan.

**Arrangement Fee**

1.50% arrangement fee (of which 0.25% is payable upon acceptance of the Formal Offer) 1.25% can be added to the loan.

**Ex Pats**

0.25% loading will be added to margin

**Commission**

1%

**Reduced DSCR product criteria****BTL**

100% DSCR - &lt;50% for London, SE &amp; Home Counties

105% DSCR - &lt;55% for London, SE &amp; Home Counties

115% DSCR - &lt;65% for London, SE &amp; Home Counties

**Arrangement Fee**

2% (of which 0.25% is payable upon acceptance of the Formal Offer).

**Commercial & Semi Commercial**

110% DSCR &lt;65% for London, SE &amp; Home Counties

**Commission**

1%