



STANDARD PLANS							
Shawbrook Plus			Shawbrook One		Shawbrook Two (See footnote)		
Rate	Variable	8.90%	9.90%	11.90%	10.90%	13.90%	12.90%
	3 Year Fixed	9.40%	10.40%	12.40%	11.40%	14.40%	13.40%
	5 Year Fixed	9.90%	10.90%	12.90%	11.90%	14.90%	13.90%
Net Loan Amount (Unless specified)	Minimum	£5,000			£5,000		£5,000
	Maximum	£75,000	£60,000	£40,000	£50,000		£50,000
LTV	Minimum	0.00%	60.01%	75.01%	0.00%	65.01%	0.00%
	Maximum	60.00%	75.00%	85.00%	65.00%	75.00%	60.00%
Minimum Risk Score		325	350	375	225		225
Minimum Time in Property		6 Months			3 Months		6 Months
Minimum Mortgage History		12 Months			12 Months		12 Months
Minimum Valuation		£100,000					
Minimum Income		£16,500					
LTI		Maximum 6x			Maximum 5x		
Minimum Time	Employed	6 Months			2 Months		6 Months
	Self Employed	12 Months			6 Months		12 Months
Maximum Acceptable CCJs/Defaults		1 in the last 12 months with none in the last 6 months (N/A with secured arrears)		None above 75% LTV	2 in the last 12 months (N/A with secured arrears)		4 in last 12 months with 1 in the last 3 months
CCJ/Default Limit		Maximum £1,500 CCJ or £200 default			Maximum £2,500 in total		No maximum
Secured Arrears		1 in the last 12 months with none in the last 6 months, providing currently up to date (N/A with CCJ/default)			2 in the last 12 months with none in the last 3 months, providing currently up to date (N/A with CCJs or defaults)		4 in last 12 months with 1 in the last 3 months
Unsecured Arrears		Worst acceptable status '3' in the last 12 months, currently '1' in the last 3 months					Worst acceptable status '6' in the last 12 months, currently '2' in the last 3 months and must be consolidated*
Broker Fee (Maximum 12.5%)		Capped at £5,000					

CRITERIA FOR STANDARD PLANS

Location: England, Scotland and Wales only
Term: Minimum term 3 years, maximum term 25 years
Lender Fee: £495
Commission: 1.5% commission payable
 Commission will be clawed back if a loan is redeemed within 6 months of completion
Income: Lending into retirement rules apply when the loan term takes the applicant(s) over 70 years of age
Affordability: All cases are subject to an Income and Expenditure calculation
 All unsecured consolidated credit ≥£1000 will be paid directly to the creditor
1% stress: A 1% stress loading will be added to both the mortgage payment and the proposed Shawbrook loan payment and the case must fit on affordability on both the current and stressed payments
AVM: Available on net loan amounts up to £30,000, with a maximum LTV of 85.00% or net loan amounts up to £50,000, with a maximum LTV of 65.00%
 All AVM's must have a confidence score of 5+
Drive By: Available up to maximum LTV's for plan (Maximum £150,000 net loan amount)

Ex-Council Houses and Private Leasehold Flats: No LTV restriction when property valuation is greater than £200,000, otherwise maximum 75.00% LTV
 Private leasehold flats within a block of more than 6 storeys are acceptable, subject to a minimum property valuation of £150,000
Flats above commercial: Acceptable to a maximum LTV of 65.00%, subject to the commercial premises not being a restaurant/food outlet
Ex-Council Flats: Acceptable up to 60.00% LTV with a minimum value of £150,000 and a maximum net loan amount of £100,000. Full internal valuation required
SHAWBROOK TWO
This plan is for consolidation purposes only
 Applicant(s) cannot be in a probation period
Unit Guide: Maximum of 6 units allowed in total
 A unit is classed as a missed mortgage payment, a secured loan payment, a CCJ and a default
 The maximum number of units allowed previous to the last 12 months is 1 (up to 48 months prior)
 Applicants must have improved their financial situation over the last 6 months and explanations for adverse credit must make reference to the lifestyle event that caused the issues
 * Unsecured credit can have a worst status of '2' in the last 3 months however, cannot have missed 2 or more of the last 3 months payments

Shawbrook BTL Secured Loan

Rate	Variable	7.45%	8.45%
	3 Year Fixed	7.95%	8.95%
	5 Year Fixed	8.45%	9.45%
Net Loan Amount	Minimum	£5,000	
	Maximum	£200,000	£150,000
LTV	Minimum	0.00%	65.01%
	Maximum	65.00%	75.00%
Minimum Risk Score		350	
Minimum Time Security Owned		6 Months	
Minimum Mortgage History		12 Months	
Minimum Valuation		£100,000	
Minimum Rental Coverage (Must cover mortgage and Shawbrook loan payment with 1% stress loading applied)		110%	
CCJs and Defaults		None in the last 12 Months	
Secured Arrears (Must be up to date)		None in the last 12 Months	
Unsecured Arrears		Worst acceptable status '2', providing currently up-to-date	
Valuation		Full Valuation	
Broker Fee (Maximum 12.5%)		Capped at £5,000	
Early Repayment Charges		3% first 5 years and 1% thereafter	

CRITERIA FOR PLAN

Location:	England, Scotland and Wales only
Term:	Minimum term 3 years, maximum term 25 Years
Lender Fee:	£1,250
Commission:	2% commission payable
Property type:	Residential investment properties only - No DSS, HMO and must be let on a single AST Property cannot be occupied by family member
Residential Status:	Applicants must reside in the UK
Employment Status:	Available to employed, self employed and retired applicants
Loans with SB:	Applicants can have a loan on their residential address and a maximum of 1 loan on a buy to let property
1% Stress:	A 1% stress loading will be added to both the mortgage payment and the proposed Shawbrook loan payment and the rental cover must be a minimum of 110%
Ex-Council Houses and Private Leasehold Flats:	Acceptable Private leasehold flats within a block of more than 6 storeys are acceptable, subject to a minimum property valuation of £150,000
Flats above commercial:	Acceptable to a maximum LTV of 65%.00 subject to the commercial premises not being a restaurant/food outlet
Ex-Council Flats:	Acceptable up to 60.00% LTV, with a minimum value of £150,000 and a maximum net loan amount of £100,000 Full valuation Required

		Shawbrook Business Purposes Secured Loan		
Rate	Variable	6.45%	6.95%	7.95%
	3 Year Fixed	6.95%	7.45%	8.45%
	5 Year Fixed	7.45%	7.95%	8.95%
Net Loan Amount	Minimum	£25,000	£100,001	£200,001
	Maximum	£100,000	£200,000	£300,000
LTV	Minimum	0.00%		
	Maximum	75.00%	70.00%	60.00%
Minimum Risk Score		350	425	475
Minimum Time in Property		6 Months		
Minimum Mortgage History		12 Months		
Minimum Valuation		£100,000		
Minimum Income		£16,500		
LTI		Maximum 6x		
Minimum Time	Employed	6 Months		
	Self Employed	12 Months		
CCJs and Defaults		None in the last 12 Months		
Secured Arrears <small>(Must be up to date)</small>		None in the last 12 Months		
Unsecured Arrears		Worst acceptable status '2', providing currently up-to-date		
Broker Fee (Maximum 12.5%)		Capped at £5,000		
Early Repayment Charges		3% first 5 years and 1% thereafter		

CRITERIA FOR PLAN

Purpose of loan:	Pure business purposes only
Location:	England, Scotland and Wales only
Term:	Minimum term 3 years, maximum term 25 Years
Lender Fee:	£1,250
Commission:	2% commission payable
Income:	Lending into retirement rules apply when the loan term takes the applicant(s) over 70 years of age
Affordability:	All cases are subject to an Income and Expenditure calculation All unsecured consolidated credit ≥£1000 will be paid directly to the creditor
1% Stress:	A 1% stress will be added to both the mortgage payment and the proposed Shawbrook loan payment and the case must fit on affordability on both the current and stressed payments
AVM:	Available on net loan amounts up to £30,000, with a maximum LTV of 75.00% or net loan amounts up to £50,000, with a maximum LTV of 65.00%. All AVM's must have a confidence score of 5+
Drive By:	Available up to maximum LTV's for plan (Maximum £150,000 net loan amount)
Ex-Council Houses and Private Leasehold Flats:	No LTV restrictions when property valuation is greater than £200,000, otherwise maximum 75.00% LTV Private leasehold flats within a block of more than 6 storeys are acceptable subject to a minimum property valuation of £150,000
Flats above commercial:	Acceptable to a maximum LTV of 65.00%, subject to the commercial premises not being a restaurant/food outlet
Ex-Council Flats:	Acceptable up to 60.00% LTV with a minimum value of £150,000 and a maximum net loan amount of £100,000. Full internal valuation required