Commercial Finance Product Guide

23rd May 2025

For use by professional finance and mortgage intermediaries only. This document and the information it contains should not be shared with clients. This pack and its contents supersedes all previous packs, criteria, special plans and commissions.



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Cross Collateralisation

100% of funding available with additional security.

AVMs

Hometrack valuation accepted on residential property types, up to £500k maximum loan size, subject to criteria. See our Valuation & Legal Guide.

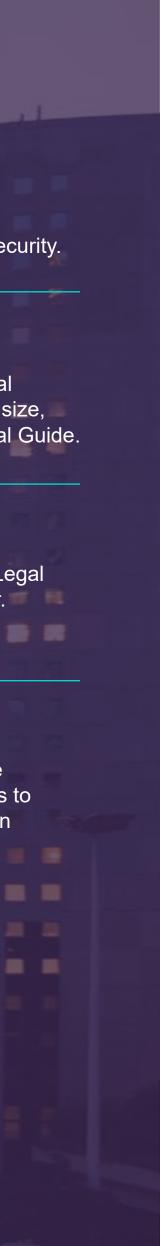
Internal Legal Team

Subject to criteria, we will use our Internal Legal Team where possible to represent Together. See our Valuation & Legal Guide.

Referrals & Case Studies

Criteria detailed on this product guide is the maximum before referral. Refer applications to us and we'll review these using our common sense approach.

Visit our case studies to see how we've supported our customers.



Unregulated Bridging - Rates Table

		Customers with up to 2 Demerits in the last 12 months* and 100% residential properties					Customers with up to 2 Demerits in the last 12 months* Commercial Property Bridging		
			Resi	Residential Property Bridging					Bridging
Unregulated	2	% Product F	ee (min. £1000)	First Charge	Second Charge	-	First Charge		
Bridging Rates Table		≤£100k	≤75% LTV	1.11%	1.21%		≤£100k	≤70% LTV	1.20%
	Variable Rate	>C100k	≤65% LTV	0.89%	0.99%		>C100k	≤60% LTV	1.00%
		>£100k -	≤75% LTV	0.99%	1.09%	. //	>£100k -	≤70% LTV	1.10%
				Constant of the local division of the local					
		≤£100k	≤75% LTV	1.19%	1.29%		≤£100k	≤70% LTV	1.27%
	Fixed Rate	>C100k	≤65% LTV	0.97%	1.07%		>C100k	≤60% LTV	1.07%
		>£100k -	≤75% LTV	1.07%	1.17%		>£100k	≤70% LTV	1.17%
		1					CHILL FR		
		Max	k. LTV (Purchase)	75%	X		Max	LTV (Purchase)	70%
		Max.	LTV (Remortgage)	70%	70%	1	Max. I	_TV (Remortgage)	65%
	Sa 📓 🗍	ſ	Min. Loan Size	£26,000	£26,000		Min. Loan Size		£26,000
		Ν	/lax. Loan Size	£5,000,000	£5,000,000		М	ax. Loan Size	£5,000,000
		Exit F	⁻ ee (Loans ≤£100k)	1 month interest	1 month interest		Exit Fe	ee (Loans ≤£100k)	1 month interest
	B	Expat / Non UK National		Accepted	Accepted		Expat / Non UK National		Accepted
		Maximum Demerits*		2 in 12	2 in 12		Maximum Demerits*		2 in 12
		С	CJs & Defaults	2 in 12	2 in 12		C	CJs & Defaults	2 in 12
		S	ecured Arrears	2 in 12	2 in 12		Se	ecured Arrears	2 in 12
		Unsecured Arrears		Accepted, Not Assessed			Uns	secured Arrears	Accepted, Not Assessed
				* Sub	ject to 0.15% rate loading	for 1	Demerit, 0.25	% rate loading for 2 Dem	erits

Bridging Finance for a wide range of needs, including:

- Auction Purchase
- Light Refurbishment
- Development Exit
- Capital Raising
- Semi-Commercial
- Large Loans
- Residential Investment
- BTL Portfolio
- Holiday Lets

Need to know

Refer to us if your case doesn't meet the criteria, see our Referral Guide for details on how to refer.

Serviced and retained bridging available. 12 month loan term, find our reversion rates for fixed rate bridging on our Criteria Guide.

Affordability to be assessed using ICR or TSDI. For more information, visit our Criteria Guide.

Customers are more than just a credit score, if the sums show affordability, we do our best to make it happen. Visit our Criteria Guide for more information and demerit definitions.



Unregulated Bridging - Criteria Guide

Who we help

- We will consider many status profiles and a wide variety of income sources.
- Individuals, Sole Traders, LLPs, Partnerships, Limited Companies.
- Employed and self employed.
- Expat / Non UK Residents accepted.
- Minimum Age 18 years.
- Maximum Age If self-funded, no max age. If employed and income required, 80 years at end of term.
- Maximum Number of Applicants 4.
- Independent legal advice may be required, see our Valuation & Legal Guide for further information.

Loan Purpose & Exit Strategies

- First charge is always required against the property being purchased.
- Multiple exit strategies can be accepted, including:
 - Remortgaging;
 - Sale of security;
 - Sale of current owner-occupied property;
 - Pension drawdown:
 - Inheritance where grant of probate has been issued;
 - Re-bridging an existing bridging loan may also be accepted.

The Property – Residential Bridging

The Property – Commercial Bridging

Fees

Unregulated Bridging - Reversion Rates

	3 3 3 8 2 4 4 4	Planta Marca				
Reside	ential 1st	Resider	ntial 2nd	Commercial 1st		
≤£100k, ≤75%LTV	TCMR + 6.00%	≤£100k, ≤75%LTV	TCMR + 6.50%	≤£100k, ≤70%LTV	TCMR + 7.00%	
>£100k, ≤65%LTV	TCMR + 3.50%	>£100k, ≤65%LTV	TCMR + 4.50%	>£100k, ≤60%LTV	TCMR + 4.50%	
>£100k, ≤75%LTV	TCMR + 4.50%	>£100k, ≤70%LTV	TCMR + 5.50%	>£100k, ≤70%LTV	TCMR + 6.00%	

Unregulated **Bridging** Criteria Guide

The Property

• 100% funding available with additional security.

• 100% Residential (including BTL) in England, Scotland and Wales.

· Commercial investment property.

• All commercial property types considered on merit: Commercial, Semi-Commercial & Land,

Telegraphic Transfer Fee: £30 (applies to all cases).

Renewal Fees: At the end of the term, the loan may be renewed by approval with a 5% renewal fee being incurred.

• Title Insurance Fees and Lender's Legal Costs apply. See our Valuation & Legal Guide for further information.

LTV is calculated on gross loan value, including all fees

Credit Criteria

• A demerit is allocated for each secured arrears, CCJ and default registered in the last 12 months.

• Individual CCJs and Defaults:

I Demerit: Unsatisfied: £300 - £10,000, Satisfied: > £3,000

• Ignore all: \leq £300 or satisfied \leq £3,000

• Refer: Unsatisfied > £10,000

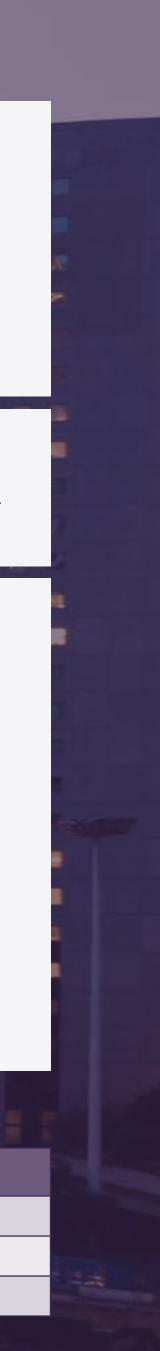
Secured Arrears – Demerits are defined as the highest number of months in arrears in the last 12 months.

Affordability – ICR / TSDI

- Properties producing a rental income, an ICR of >120% is accepted, 90% projected rent can be used.
- If the property is not producing rental income, or does not meet the ICR criteria, affordability will be based on a Total Secured Debt to Income (TSDI) ratio.
- Total secured debt payments should not exceed 50% of the customer's net income/profit. Referrals accepted up to 75%.

Reversionary Rates

Our reversion rates track Together Commercial Managed Rate (TCMR) which is currently 9.14%. See tables below for our Unregulated Bridge reversionary rates.



BTL & HOBL - Rates Table

0 Demerits in the last 12 monthsUp to 3 Demerits in the last 12 monthsUp to 3 Demerits in the last 12 monthsUp to 3 Demerits in the last 12 months2.5% Product Fee (min. £795)First ChargeSecond ChargeFirst ChargeSecond ChargeFirst ChargeSecond CVariable Rate8.79%9.04%10.29%10.54%10.54%10.54%10.54%2-year fixed8.09%8.34%9.59%9.84%XXX5-year fixed8.04%8.29%9.54%9.79%9.80%9.80%9.80%5% Product FeeFirst ChargeSecond ChargeFirst ChargeSecond ChargeFirst ChargeSecond Charge2-year fixed7.09%7.34%8.59%8.84%9.29%9.14%9.29%7% Product FeeFirst ChargeSecond ChargeFirst ChargeSecond Charge2-year fixed6.09%6.34%7.59%7.84%7.84%	harge		
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Reversion Rate TCMR + 0.25% TCMR + 1.25% TCMR + 1.75% TCMR + 2.75% TCMR + 2.25%	. 11 8		
Max. LTV (Purchase) 75% X 75% X			
Max. LTV (Remortgage) 70% 70% 70% 70% 70% 70% 70% 70%			
Min. Loan Size £30,000 £30,000 £30,000 £30,000 £30,000 £30,000 £30,000	0		
65% LTV £2,000,000			
Max. Loan Size £4,500,000 £1,000,000 £4,500,000 £1,000,000 £1,000,000 75% LTV £500,000 £1	,000,000		
Expat / Non UK National Accepted, subject to 1.5% increase in rate Accepted, subject to 1.5% increase in rate Accepted	Accepted		
Maximum Demerits0 in 123 in 12≤ 3, add 1.5% for 1-3 in the last 1 (including reversion rate)	≤ 3, add 1.5% for 1-3 in the last 12m (including reversion rate)		
CCJs & Defaults 0 in 12 3 in 12 3 in 12	3 in 12		
Secured Arrears 0 in 12 3 in 12 (1 in 3) 3 in 12 (1 in 3)	3 in 12 (1 in 3)		
Unsecured Arrears Accepted, Not Assessed Accepted, Not Assessed Accepted, Not Assessed	Accepted, Not Assessed		
Key features			
Term Length 6 – 30 years			
2 Year Fixed ERC 4%, 4%			
5 Year Fixed ERC 4%, 4%, 3%, 2%,	1%		
Variable ERC 4%, 4%, 3%, 2%,			

BTL & HOBL Term Loans Rates Table

To support many customers and investment scenarios, including:

- First Time Landlords
- Portfolio Landlords
- HMOs (no limit on rooms)
- Holiday Lets
- 2nd Charge BTL
- MUBs

Need to know

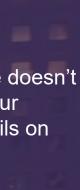
Refer to us if your case doesn't meet the criteria, see our Referral Guide for details on how to refer.

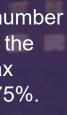
There's no limit on the number or value of properties in the customer's portfolio. Max overall portfolio LTV is 75%.

For our ICR & Top-slicing criteria, visit our Criteria Guide.

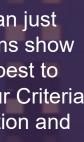
Customers are more than just a credit score, if the sums show affordability, we do our best to make it happen. Visit our Criteria Guide for more information and demerit definitions.









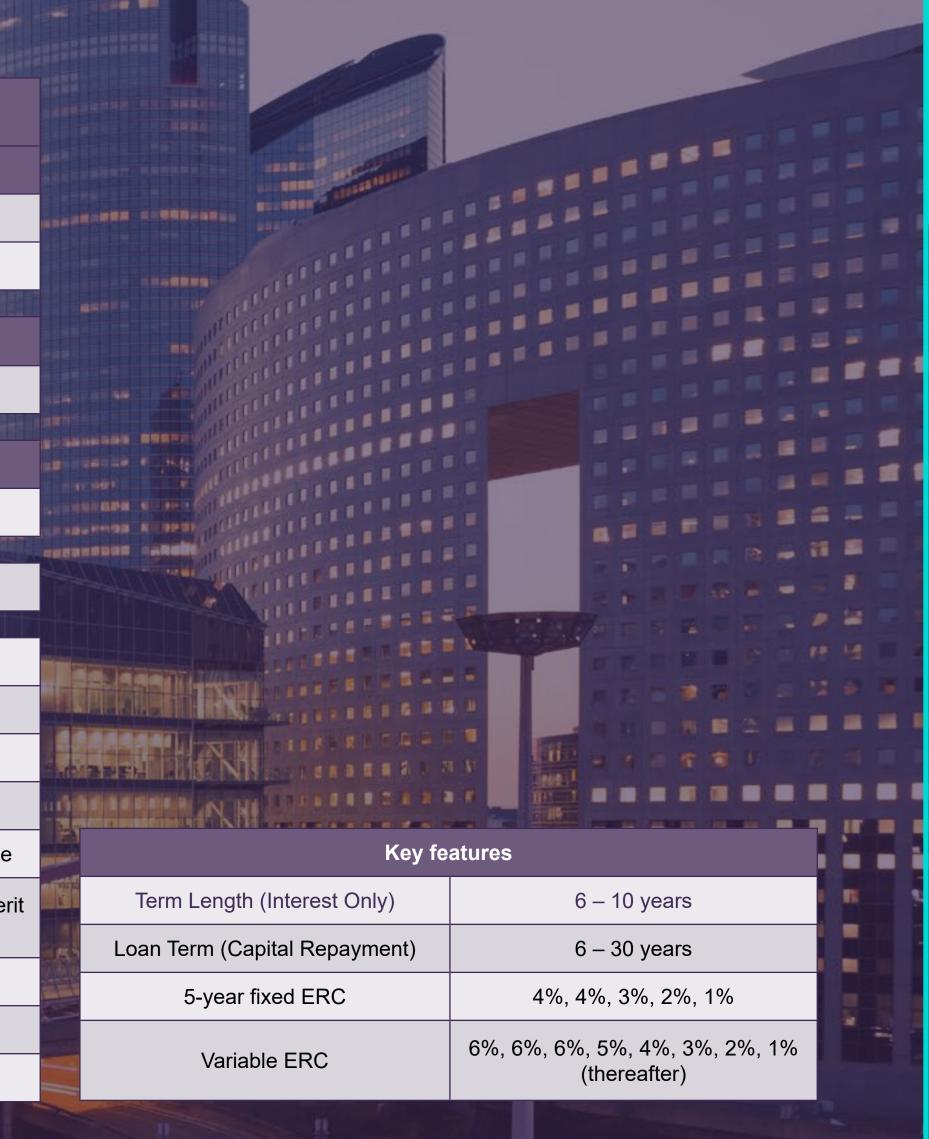


Customers with up to 3 Demerits

Commercial Term Loans Rates Table

	Customers with up to 3 Demerits in the last 12 months
2.5% Product Fee (min. £780)	Commercial Term
Variable Rate	10.74%
5-year fixed	9.49%
5% Product Fee	Commercial Term
5-year fixed	9.14%
7% Product Fee	Commercial Term
5-year fixed	8.64%
Reversion Rate	TCMR + 3.25%
Max. LTV (Purchase)	70%
Max. LTV (Remortgage)	65%
Min. Loan Size	£50,000
Max. Loan Size	£5,000,000
Expat / Non UK National	Accepted, subject to 1% increase in rate
Maximum Demerits	≤ 3, subject to 1% rate loading per Demer (including reversion rate)
CCJs & Defaults	3 in 12
Secured Arrears	3 in 12
Unsecured Arrears	Accepted, Not Assessed

Commercial Term Loans - Rates Table



For all commercial property purposes, including:

- Retail Unit
- Factory or Warehouse
- Office Space
- Semi-Commercial
- Social Housing
- Community Housing

Need to know

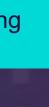
Refer to us if your case doesn't meet the criteria, see our Referral Guide for details on how to refer.

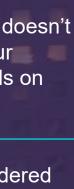
All property types considered on merit, 100% funding available with additional security.

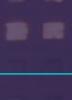
For our ICR & Top-slicing criteria, visit our Criteria Guide.

Customers are more than just a credit score, if the sums show affordability, we do our best to make it happen. Visit our Criteria Guide for more information and demerit definitions.









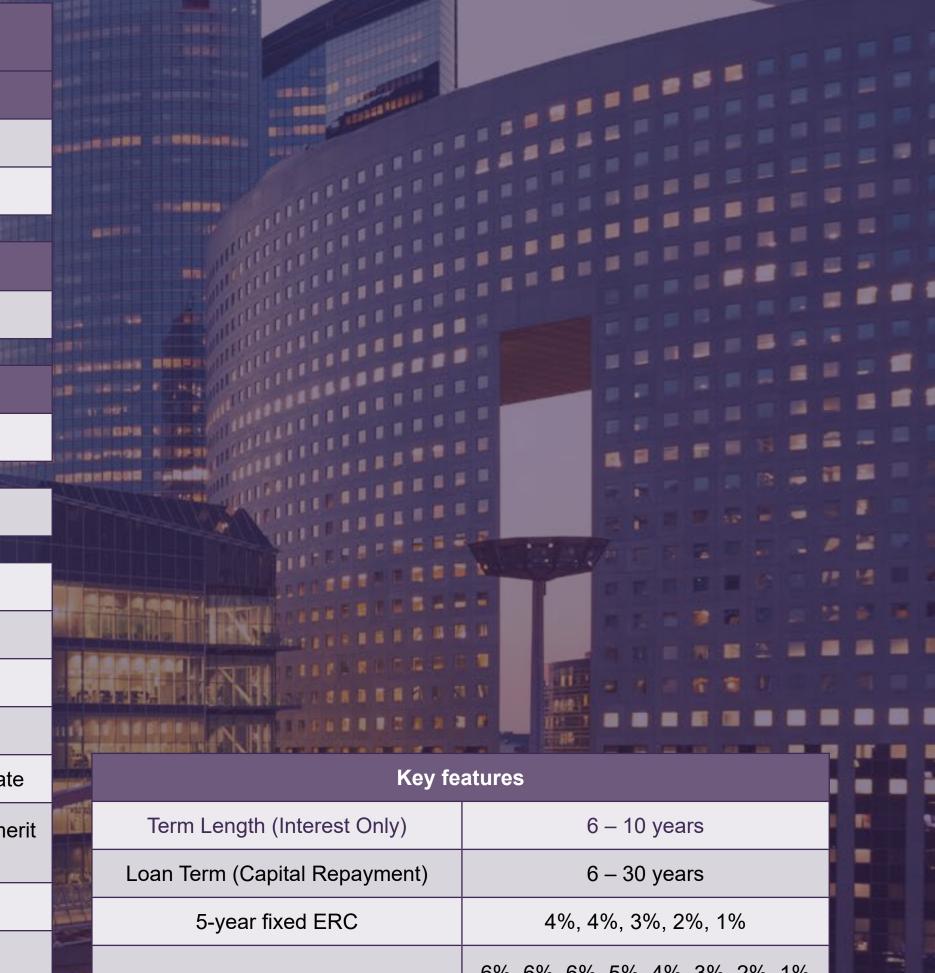


Semi-Commercial Loans - Rates Table

Customers with up to 3 Demerits in the last 12 months

2.5% Product Fee (min. £780)	Semi-Commercial
Variable Rate	10.24%
5-year fixed	8.79%
5% Product Fee	Semi-Commercial
5-year fixed	8.59%
7% Product Fee	Semi-Commercial
5-year fixed	7.79%
Reversion Rate	TCMR + 3.25%
Max. LTV (Purchase)	70%
Max. LTV (Remortgage)	65%
Min. Loan Size	£50,000
Max. Loan Size	£5,000,000
Expat / Non UK National	Accepted, subject to 1% increase in rat
Maximum Demerits	≤ 3, subject to 1% rate loading per Deme (including reversion rate)
CCJs & Defaults	3 in 12
Secured Arrears	3 in 12
Unsecured Arrears	Accepted, Not Assessed

Semi-Commercial Loans Rates Table



A Semi-commercial property consists of both a **Commercial and Residential** element. The Commercial element must be less than 50% of floor space across the Semi-Commercial property and the commercial use of the property must be typically for retail use.

Need to know

Refer to us if your case doesn't meet the criteria, see our Referral Guide for details on how to refer.

All property types considered on merit, 100% funding available with additional security.

For our ICR & Top-slicing criteria, visit our Criteria Guide.

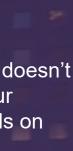
Customers are more than just a credit score, if the sums show affordability, we do our best to make it happen. Visit our Criteria Guide for more information and demerit definitions.

For all semi-commercial property purposes including: residential space above retail units such as takeaways, shops or hairdressers.

Variable ERC

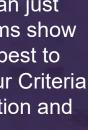
6%, 6%, 6%, 5%, 4%, 3%, 2%, 1% (thereafter)











Term Loans - Criteria Guide

Who we help – BTL & Commercial Term

- Individuals, Sole Traders, LLPs, Partnerships, Limited Companies.
- Employed and self employed.
- Expat / Non UK Residents accepted.
- Minimum Age 18 years.
- Maximum Age If self-funded, no max age. If employed and income required, 80 years at end of term.
- Maximum Number of Applicants 4.
- First Time Landlords.
- Portfolio Landlords.

Homeowner Business Loan

- First Charge Limited Companies only, Second Charge Limited Companies or Individuals.
- Maximum Age 80 years at end of term.
- Independent legal advice may be required, see our Valuation & Legal Guide for further information.

Credit Criteria

- A demerit is allocated for each secured arrears, CCJ and default registered in the last 12 months.
- Individual CCJs and Defaults:
 - 1 Demerit: Unsatisfied: £300 £10,000, Satisfied: > £3,000
 - Ignore all: \leq £300 or satisfied \leq £3,000
 - Refer: Unsatisfied > £10,000
- Secured Arrears Demerits are defined as the highest number of months in arrears in the last 12 months.

Top Slicing

- Experienced landlords*: Consider all ICR ≥100%, Refer ICR <100%.
- Inexperienced Landlords & background income ≥£50,000: Refer if ICR ≥100%.
- Inexperienced Landlords & background income <£50,000: ICR pass only.

*An experienced landlord has 2 or more BTLs (either mortgaged or encumbered) and has been a BTL landlord for at least 2 years.

The Property

The Property – BTL

- - Standard construction houses and bungalows (including excouncil);
 - Flats & maisonettes up to 6 storeys (ex-council up to 4 storeys); Purpose built apartments (excluding ex-council).
- Non-standard property, all other property types including;

- Holiday Lets based in a holiday park must be placed on a Commercial Term Product.

The Property – Homeowner Business Loan

criteria

The Property – Commercial Term

- Commercial investment property and owner-occupied.
- All commercial property types considered on merit: Commercial, Semi-Commercial & Land.
- Pubs, B&Bs, Dry Cleaners and Land up to 50% LTV.

The Property – Semi-Commercial

Leasehold Criteria

Reversionary Rates

Term Loans Criteria Guide



together

100% funding available with additional security.

- 100% Residential, HMO & Holiday Lets.
- Standard property including:
- Ex-council flats & maisonettes (over 4 storeys);
- Non-standard construction, defective, high-rise (over 6 storeys). or poor remarks on valuation.
- LTV for non-standard properties reduced to 65%. This could be reduced further subject to a full assessment.
- Multiple Unit Freehold Blocks (MUFBs) accepted, subject to units being let out separately (on ASTs).
- 100% residential properties, see standard/non-standard property

A property consisting of both a Commercial and Residential element. The Commercial element must be less than 50% of floor space across the Semi-Commercial property and the commercial use of the property must be typically for retail use.

The minimum unexpired lease term is 50 years plus the term of the loan. For interest only term term loans, the minimum is 99 years plus the term of the loan.

• Our reversion rates track Together Commercial Managed Rate (TCMR) which is currently 9.14%. See rates tables for margin details.

Affordability – ICR

 BTL, Homeowner Business Loan & Commercial Term variable loans are subject to a 1% stress test to pay rate (including Holiday Let).

Commercial Term

- Total secured debt payments should not exceed 50% of the customer's net income/ profit. Referrals accepted up to 75%. Additional income accepted.
- Rental income 120% ICR, 90% projected rental income accepted for ICR calculation.

Buy To Let – ICR

- 125% Basic Rate Taxpayers & Limited Companies.
- 145% Higher & Additional Rate Taxpayers.
- 90% of projected rental income can be accepted for ICR calculation, alongside a plan of how the loan will be serviced until the property will be rented.
- If ICR affordability fails, automated affordability using ONS averages or customerstated expenditure will be used.

Holiday Lets - ICR/TSDI

- Can be based on ICR or TSDI basis.
- ICR: Where 2 years' worth of rental income can be evidenced, up to 80% occupancy rate will be assumed for the BTL ICR calculation. If this can't be evidenced, 50% occupancy should be used with estimated rental income.
- If the property is not currently a holiday let, projected rental income assuming 50% occupancy can be accepted.
- TSDI: Total secured debt payments should not exceed 50% of the customer's net income/profit. Referrals accepted up to 75%. Additional income accepted.

Homeowner Business Loan

Automated affordability using ONS averages or customer-stated expenditure.

Fees

- Telegraphic Transfer Fee: £30 (applies to all cases).
- Commercial Term: 1% (maximum £2,500) exit fee is charged on redemption of the loan
- Title Insurance Fees and Lender's Legal Costs apply. See our Valuation & Legal Guide for further information.
- LTV is calculated on gross loan value, including all fees



