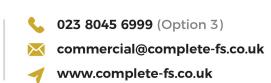


Commercial Asset Lending Guide

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Moneyfacts

Awards 2025

Best Specialist Buy-to-Let





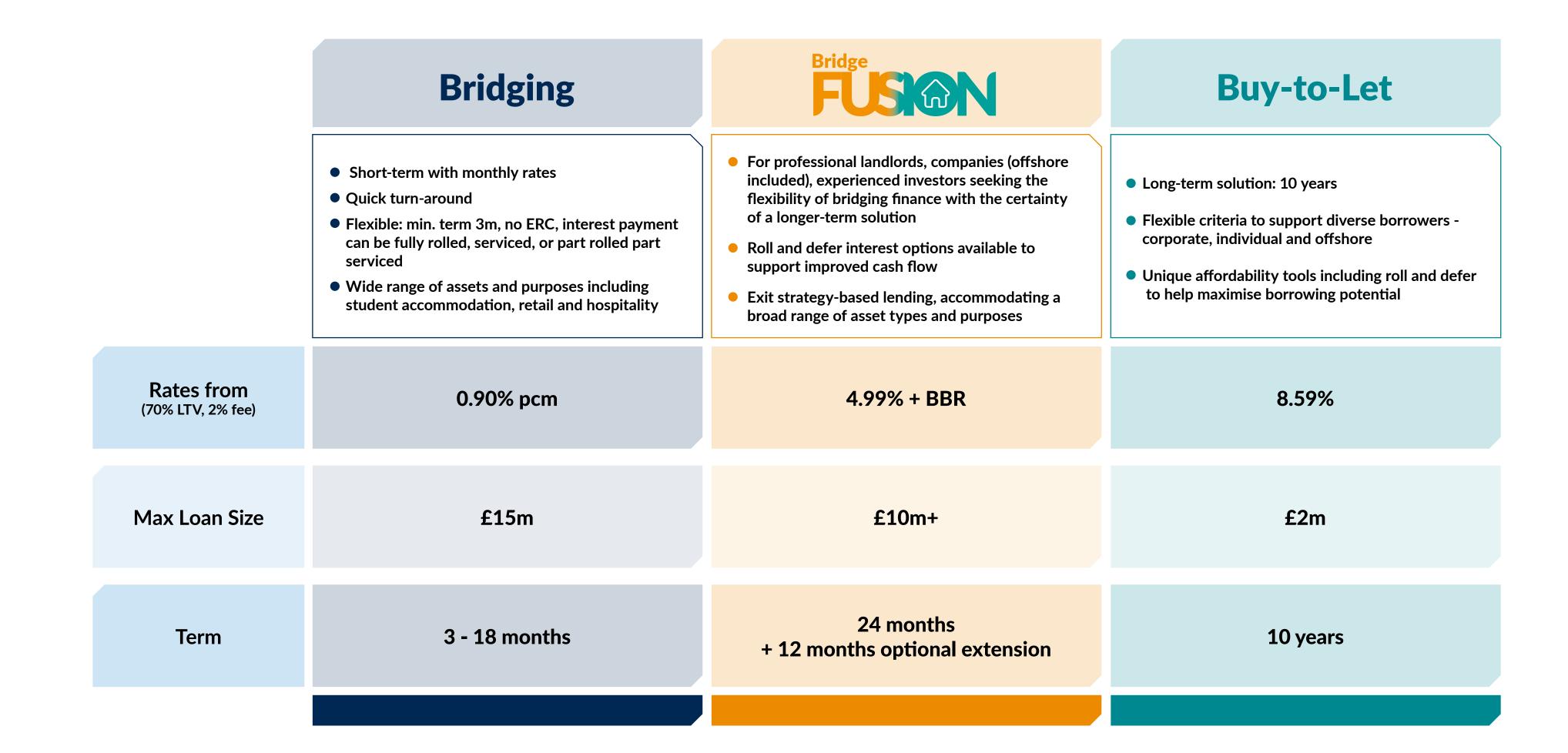








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Bridging Fixed Rates

Bridging Variable Rates

Our Products	Semi-Commercial	Semi-Commercial Large Loan	Commercial	Commercial Large Loan	
Rates: 60% LTV	0.80%	0.85%	0.80%	0.85%	
Rates: 70% LTV	0.90%	0.95%	0.90%	0.95%	
Rates: 75% LTV	1.00%	1.05%	1.00%	1.05%	
Loan Size	£100k - £3m	£3m - £15m	£100k - £3m	£3m - £15m	
Max. LTV	70%				
Charge Type	1 st				
Term (months)	3 - 18				
Arrangement Fee (from)	2%				



This document is for potential clients only.

All rates are indicative and subject to be re-priced based upon individual circumstances.

Maximum Loan-To-Value is based on 180 day Value (Open Market Value will be considered on a case-by-base basis).

Our Products	Semi-Commercial	Semi-Commercial Large Loan	Commercial	Commercial Large Loan
Coupon Rate: 60% LTV	0.45%	0.50%	0.45%	0.50%
Coupon Rate: 70% LTV	0.55%	0.60%	0.55%	0.60%
Coupon Rate: 75% LTV	0.65%	0.70%	0.65%	0.70%
Loan Size	£100k - £3m	£3m - £15m	£100k - £3m	£3m - £15m
Max. LTV		70)%	
)% st	
LTV Charge			st	

Note: The monthly rate mentioned is the Coupon Rate only. Current BoE Base Rate will be added.

The interest rate is therefore calculated each month as follows:

Total monthly rate = Current BoE Base Rate / 12 + Coupon Rate as shown in the table





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	Tier 1		Tier 2			
			TICI Z			
	3 yr Fix	2 yr Fix	2 yr Tracker	3 yr Fix	2 yr Fix	2 yr Tracker
	6% fee range		6% fee range			
Rate	7.19%	6.59%	2.69% + BBR	7.49%	6.99%	3.19% + BBR
Pay Rate	5.94%	5.34%	1.19% + BBR	6.24%	5.74%	1.69% + BBR
·		4% fee range		4% fee range		
Rate	7.89%	7.49%	3.69% + BBR	8.19%	7.89%	4.19% + BBR
Pay Rate	6.64%	6.24%	2.19% + BBR	6.94%	6.64%	2.69% + BBR
		2% fee rang	e	2% fee range		
Rate	8.59%	8.59%	4.74% + BBR	8.89%	8.99%	5.24% + BBR
Pay Rate	7.34%	7.34%	3.24% + BBR	7.64%	7.74%	3.74% + BBR
Revert Rate		MVR + 0.3%		MVR + 1.5%		
		1.25% 1.50%		1.25%		
Defer up to	1.2	5%	1.50%	1.2	25%	1.50%
Defer up to Roll up to		5% nths interest pay			25% onths interest pay	
· ·						
Roll up to		nths interest pay			nths interest pay	
Roll up to		nths interest pay 12 beds			nths interest pay Any	
Roll up to HMO MUFB PBSA Commercial Owner Occupier		nths interest pay 12 beds			nths interest pay Any	
Roll up to HMO MUFB PBSA Commercial Owner Occupier FT Commercial Landlord		12 beds 12 units			nths interest pay Any	
Roll up to HMO MUFB PBSA Commercial Owner Occupier FT Commercial Landlord Expat / F. National		nths interest pay 12 beds			nths interest pay Any	
Roll up to HMO MUFB PBSA Commercial Owner Occupier FT Commercial Landlord Expat / F. National Offshore Company		12 beds 12 units			nths interest pay Any	
Roll up to HMO MUFB PBSA Commercial Owner Occupier FT Commercial Landlord Expat / F. National		12 beds 12 units			nths interest pay Any	
Roll up to HMO MUFB PBSA Commercial Owner Occupier FT Commercial Landlord Expat / F. National Offshore Company		12 beds 12 units			nths interest pay Any	
Roll up to HMO MUFB PBSA Commercial Owner Occupier FT Commercial Landlord Expat / F. National Offshore Company Dev Exit		12 beds 12 units 2 in 18, 0 in 6 2 in last 18		6 mor	nths interest pay Any	ments
Roll up to HMO MUFB PBSA Commercial Owner Occupier FT Commercial Landlord Expat / F. National Offshore Company Dev Exit Mortgage Arrears	6 mor	12 beds 12 units 2 in 18, 0 in 6	rments	6 mor	Any Any	ments

Do you know how
'Pay Later' rolled and
deferred interest gives
you a market leading
loan size?



Key Features

Max Total Term	10 years		
Loan size	£150k - £2m		
LTV	70%		
MVR Last set on 02/06/2025	8.59% 130%		
ICR Tracker			
ICR Fix	125%		
Admin fee	£250 per property		





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	Fusion S	Fusion M	Fusion L	
Coupon Rate (+BBR)	4.99%	5.79%	6.29%	
Loan Size	£100k - £3m	£3m - £10m	£10m+	
Max LTV	70%			
Arrangement Fee	2%			
Initial Term	24 months (+12 month discretionary extension available)			
Min. Rolled Interest	6 months			
Max Rolled Interest	12 months (then serviced)			
Deferred Interest	2%			
ERC	3% in year 1 1.5% in year 2 25% ERC free after 6 months, no ERC after 21 months			





Bridging Criteria

The Borrower

- Limited Companies, LLPs, SPVs, Trusts, Individuals
 (21 years 85 years)
- Expats, non UK Residents
- All foreign nationals considered, other than from sanctioned/blacklisted countries.
- Owner Occupiers must have two years relevant UK sector experience
- Offshore Companies

Loan Terms

- Loan Size: £100,000 to £3,000,000
 (per individual property) or £15,000,000
 (for portfolios). Larger loan sizes considered by exception
- Loan Term: 3 months 18 months
 (3months extension by discretion)
- Interest Payment: Fully retained, part retained and/or serviced monthly, subject to minimum interest rolled period of three months
- LTV: First charge loans up to 70%

Security

- First legal charge
- Guarantees (corporate or personal)
- Debenture for corporate borrowers

Property Types and Location

- Most types of commercial and mixed-use considered on merit including:
 - Warehouses and light industrial units
 - Offices
 - Shopping centres
 - High-street retail/retail parks
 - PBSA
 - Care homes, Hotels, Hostels
 - Mixed-use property portfolios
- Located in mainland England and Wales

Exit Strategies

- Property Sale
- Refinance
- Cashflow event: business sale or inheritance

Borrower Credit History

- Past CCJs, defaults or other adverse credit events are considered
- All amounts outstanding under CCJ, mortgage arrears or other defaults must be settled prior to funding of the loan

Bridge Fusion Criteria

Bridge Fusion aligns with standard Bridging Criteria, with the following exceptions:

- Loan size:
 - Fusion S: £100,000 £3,000,000
 - Fusion M: £3,000,001 £10,000,000
 - Fusion L: £10,000,001+
- Max LTV: 70%
- Initial Term: 24 months
 (12 months discretionary extension available)
- Min Rolled Interest: 6 months
- Max Rolled Interest: 12 months (then serviced)
- **Deferred Interest:** Maximum of 2% for 2 years
- **ERC:** 3% in yr 1, 1.5% in yr 2. 25% ERC-free allowance after 6 months

Buy-to-Let Criteria



Borrower Eligibility

- Individuals (21 years 75 years), Self-employed, Limited Companies, LLPs, SPVs, Trusts
- Expats, non UK Residents
- All foreign nationals considered, other than from sanctioned/blacklisted country
- First-Time Commercial Landlords: acceptable if they own standard BTL properties (First time commercial owner occupied considered subject to 2 years relevant UK sector experience
- Opco/Propco Structures considered
- Offshore Companies
- UK Footprint: Have active credit, accounts, or property in the UK

Commercial - Owner Occupation

- Including related-party tenants
- ICR is based on EBITDA for affordability. For mixed-use, residential rent is also considered
- Not permitted for owner-occupiers trading
 2 years or with no sector experience

Loan Terms

- Gross Loan Size: £150,000 to £2,000,000 (per individual property)
- Loan Term: 10 years. No ERC after initial rate period
- Loan Purpose: Purchase or remortgage, including capital
- Interest Payment: Fully retained, part retained and/or serviced monthly, subject to minimum interest rolled period of 3 months.
- **LTV:** up to 70%
- **ERCs:** Fixed: 2yr 4% | 3% 3yr 4% | 3% | 2%, Tracker: 3% | 2.5%
- Hard 'Gross Ioan' limit. Product or broker fees and rolled up interest will reduce gross Ioan

Property Types and Location

- Light refurb: permitted, e.g. decorating, fit-out, & EPC improvements, but non-structural & planning not required
- Most types of commercial and mixed-use considered on merit including:
 - Warehouses and light industrial units
 - Offices
 - Shopping centres
 - High-street retail/retail parks
 - O PBSA
 - Care homes, Hotels, Hostels
 - Mixed-use property portfolios
- Located in mainland England and Wales
- Valuation: Typically Bricks & Mortar, based on vacant possession. Investment value by referral, e.g., favourable lease

Exclusions

- Uninhabitable properties; mixed use with non-self-contained residential within
- EPC below E (unless exempt), or no valid rating;
 Heavy refurb, planning permission required
- Hostels/Caravan sites/Holiday park Cash-based (amusement arcades, charity, casinos)
- Places of worship/religion and wedding venues
- Waste management
- Owner-occupier business types: Restaurants, pubs, takeaways unless refinancing a well-established and profitable business.

Affordability and ICR

- Tracker: minimum ICR 130% at margin + stressed BBR
- Fixed: minimum ICR 125% at pay rate
- Minimum ICR limit is the same regardless of corporate or individual, location of applicant, tax status etc

Security

- First legal charge
- Guarantees (corporate or personal)
- Debenture and share charge for corporate borrowers



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