

Product guide

Commercial mortgages, without the complexity.

For intermediary use



Complete^{FS}
Your specialist packager distributor

📞 023 8045 6999 (Option 3)
✉️ commercial@complete-fs.co.uk
📍 www.complete-fs.co.uk

What we offer

Owner-occupied

Criteria	Description
Loan size	£150,000 to £10 million
Repayment type	30 year capital & interest 5-year interest-only available at the start of the loan term for loans up to 75% LTV
Arrangement fee	1.5%
Debt service cover	130% Calculated on the rate not including the current account discount Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 2% for variable rates
Early repayment charges	5 year fixed: 5%, 4%, 3%, 2%, 1% (years 1–5) Variable: 3% for the first 5 years
Owner-occupied hotels	Loans over 80% of VP value must be fully amortising from day one Personal guarantee to be given for any amount in excess of 70% of VP value

Healthcare

Criteria	Description
Loan size	£500,000 to £15 million £200,000 to £10 million for healthcare investment £5 million maximum loan for first time buyers
Repayment type	Capital and interest: owner-occupied and C2 Interest only: C2, C3 and C3(b) Experienced operators: 30 years First time operators: 20 years
Arrangement fee	Owner-occupied: 1.5% Investment: 2%
Debt service cover	130% adjusted EBITDA for children’s nurseries and experienced care operators 150% adjusted EBITDA for care first-time buyers Investment care C2: 130% DSCR gross rent Investment care C3&C3(b) 130% ICR from gross rent (145% higher rate tax payers) Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 2% for variable rates
Minimum size	Care homes: 20 bedrooms Specialist care: 4 bedrooms, if one or two properties, and flexible if there are three or more properties Children's nurseries: 40 places
Early repayment charges	5 year fixed: 5%, 4%, 3%, 2%, 1% (years 1–5) Variable: 3% for the first 5 years
Specialist care operators	Children's learning disability care Adult learning disability residential care Adult supported living Minimum of three years as a specialist care home owner-operator required

What we offer

Investment

Criteria	Description
Loan size	£150,000 to £15 million
	£200,000 to £15 million specialist buy-to-let
Repayment type	5-year interest only: all products
	5-year partially amortising: commercial and semi-commercial
Arrangement fee	2.0%
Debt service cover	Commercial: 130%
	Semi-commercial: 120%
	Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 2% for variable rates
	Gross rent used for residential/ MUFB applications if; evidence of 3 months' loan repayments in cash via bank statements and one UBO/director with Experian Consumer score of 881+ plus a supporting personal guarantee. Otherwise we will use net rent assumption of gross rent minus 10% HMO properties will always be assessed using gross rent minus 25%
Early repayment charges	5 year fixed: 5%, 4%, 3%, 2%, 1% (years 1–5)
	Variable: 3% for the first 5 years
Specialist BTL interest cover	Specialist BTL: 130% standard, 145% higher rate taxpayer

Criteria	Description
Expat mortgage	Mortgage applications where the owner is based outside the UK may be considered, subject to a minimum 150% Debt Service Cover (DSC) and a maximum LTV 10% lower than our standard appetite for the relevant property type.
	Multi-director structures (unless a single family unit), at least one decision-making director must be permanently resident in the UK. Rental income must be paid into an Allica Business Rewards Account.
First-time landlords	First-time landlords will be considered where the property has at least 25% residential use and is managed by a professional managing agent.
	The maximum LTV available is 10% lower than our standard appetite for the relevant property type. Borrowers must demonstrate strong personal means and the ability to support a personal guarantee.
	Specialist operational assets are not within appetite for first-time landlords.
Single asset/tenant commercial opportunities	We have limited appetite for single asset/tenant investment deals where the loan is up to £5 million, the tenant very low risk, and the unexpired lease term is at least 5 years.

Our discounts

We offer a range of discounts that can reduce the overall cost of a commercial mortgage.

Not every discount will apply to every deal, but where the criteria is met, discounts can be combined and applied to both fixed and variable rates.

Owner-occupier



0.50%*

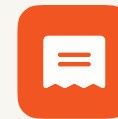
Current account discount

*If the borrower opens a current account with Allica and uses it for 50% of your annual turnover. Discount applies to the first 5 years of the mortgage. Additional terms and conditions apply



0.25%

EPC rating A-C or loan over £750,000



0.25%

Debt service cover >200%

Investment



0.25%

EPC rating A-C or loan over £750,000

Waived arrangement fees

For a three-month promotional period, arrangement fees will be waived on:

- Owner-occupier mortgages of £750,000 and above
- Commercial investment mortgages of £750,000 and above
- Specialist buy-to-let mortgages of £1.5m and above

This applies to eligible applications received between 7 July 2026 and 31 December 2026. Additional terms of promotions apply. Visit www.allica.bank/property-finance

Investment mortgages

Our commercial, semi-commercial and specialist buy-to-let products are built for landlords and investors.



Commercial

LTV	Up to 65%	Over 65%
5-year fixed	8.35%	8.55%
Variable Margin over Base Rate	3.70%	3.90%

Semi-commercial

LTV	Up to 65%	Over 65%
5-year fixed	6.75%	7.60%
Variable Margin over Base Rate	2.35%	3.20%

Specialist buy-to-let

LTV	Up to 65%	Over 65%
5-year fixed	6.40%	6.95%

Owner-occupied mortgages

Owner-occupied mortgages are at the heart of what we do. We help businesses buy or refinance the buildings they work from.



Commercial

LTV	Up to 65%	Over 65%
5-year fixed	6.95%	7.30%
Variable Margin over Base Rate	2.30%	2.65%

Semi-commercial

LTV	Up to 65%	Over 65%
5-year fixed	6.45%	7.20%
Variable Margin over Base Rate	1.80%	2.55%

Hotels

LTV (VP)	Up to 65%	Up to 70%	Up to 80%	Up to 90%	Up to 100%
5-year fixed	6.95%	7.30%	7.65%	7.90%	8.15%
Variable Margin over Base Rate	2.30%	2.65%	3.00%	3.25%	3.60%

All rates shown are inclusive of the Business Current Account discount (0.5%) outlined on p4.

Healthcare

Healthcare is a specialist area, and one where experience matters. We provide specialist sector support for care homes, nurseries and specialist healthcare operators.



Care homes

Experienced operators

LTV	Margin	Term
60% MV1	2.55%	Up to 30 years
70% MV1	2.75%	Up to 30 years

Specialist care – owner-occupied

Specialist care

LTV	Margin	Term
70% MV / 75% MV3 single asset	2.95%	Up to 30 years
70% MV / 80% MV3 multi-asset	2.55%	Up to 30 years
70% MV / 120% MV3 multi-asset	2.75%	Up to 30 years

Children’s day nurseries

Experienced operators

LTV	Margin	Term
70% MV / 90% MV2	2.55%	Up to 30 years
70% MV / 100% MV2	2.95%	Up to 30 years

Care homes

First-time buyers

LTV	Margin	Term
70% MV / 90% MV3	2.95%	Up to 20 years
70% MV / 120% MV3	3.20%	Up to 20 years

Specialist care – investment

Specialist care

Property type	Up to 65%	Over 65%
C2 Residential care and nursing homes	7.85%	8.05%
C3(b) supported living / group homes	6.40%	6.95%
C3 Local authority / housing association	6.40%	6.95%

Pricing for C3/ C3b based on VP value, C2 based on Market Value

Children’s day nurseries

First-time buyers

LTV	Margin	Term
70% MV / 90% MV3	2.95%	Up to 20 years
70% MV / 100% MV3	3.20%	Up to 20 years

All rates (excluding investment) shown are inclusive of the Business Current Account discount (0.5%) outlined on p4.

Property types

Standard properties

Property type	Investment (VP)	Owner-occupied (VP)	Owner-occupied (2 x DSC, VP)
Residential including small HMOs	75%	-	-
Large HMOs and MUFBs	75% MV, 90% VP	-	-
Semi-commercial property (>50% residential)	75%	75%	75%
Factories	75%	75%	80%
Food outlets (takeaway)	70%	70%	70%
Garages and vehicle showrooms	75%	75%	75%
Holiday lets	75%	75%	80%
Industrial units	75%	75%	80%
Offices	75%	75%	80%
Retail units	75%	75%	80%
Student accommodation	60%	-	-
Warehouses	75%	75%	80%

An additional 5% LTV may be available for owner-occupiers in the following sectors: Accountancy, Veterinary, Architects & Surveyors, Manufacturing, Machining & Storage/distribution.

Maximum loan-to-value varies by property type, structure and borrower strength. All cases are subject to credit approval and asset quality.

For loans over £3m, the maximum LTV increases from 75% to 77.5% for property types with a standard maximum LTV of 75%. The arrangement fee must be included within the 77.5% LTV.

Trading

Property type	Investment (VP)	Owner-occupied (VP)	MV1
Convenience stores	75%	80%	70%
Restaurants and pubs	70%	70%	65%
Guest houses and B&Bs	70%	70%	65%
Professional practices	75%	80%	70%
Leisure	70%	70%	60%

Hotels

Property type	Market Value (MV)	VP Value
Under £1.5m 130-200% debt service cover	65%	70%
Under £1.5m >200% debt service cover	65%	80%
Over £1.5m unbranded	65%	90%
Over £1.5m branded	65%	100%
Investment hotels	-	70%

Healthcare

Property type	MV1	MV2	MV3
Care homes - experienced	70%	100%	-
Care homes - first-time buyer	70%	-	120%
Specialist care	70%	-	120%
Children's nurseries experienced	70%	100%	-
Children's nurseries first-time buyer	70%	-	100%

Investment children's nurseries considered at 75% VP.

Healthcare investment

Property type	Market Value (MV)	VP Value
C2 Residential care and nursing home (80% interest only)	70%	85%
C3(b) supported living / group homes	-	75%
C3 Local authority / housing association	-	75%

Mandatory information checklist

What you'll need to start an application

-  **Company / business details**
-  **Details of the officer applying on behalf of the business**
Full name, DOB, address details (address to cover minimum 3 years) and contact (email or mobile) details.
-  **Property details**
Property address, estimated value, age, freehold or leasehold, and propety type.
-  **Details of tenant and lease terms**
Name, rent, start, break and expiry date.
-  **Product details**
Term, repayment profile and how Arrangement Fee is to be paid.
-  **Affordability**
Turnover, EBITDA and rent.
-  **Any further details of income sources**

Description	Investment	Owner-occupied
Historical financial/ income information - last 2 year's financial accounts (to include detailed profit and Loss and Balance sheet) - excludes newly formed SPV's		
Up to date financial/ accounting information - Management Accounts		
Full tax returns of Ultimate Beneficial Owners/ Applicants		
Bank statements - personal - last 3 months		
Bank statements - business - last 3 months		
Debt schedule (to cover external debt with more than 1 facility)		
A <u>Proposal Summary</u> : which must include: - the structure of the loan (eg. Newco, OpCo/ PropCo) - evidence of affordability (show how EBITDA has been calculated) - background experience of the directors/ partners/ individuals - brief description of the security property - an overview of how rising prices and energy, fuel costs have affected business, tenant performance and how has this been managed		
A <u>Proposal Summary</u> which must include: - tenant performance over last 12 months to include - rental voids, rental arrears and any management expenses incurred - background experience of the directors/ partners/ individuals/ purpose of funds (if Capital Raise) - brief description of the security property		
<u>Property schedule</u>		
<u>Assets, Liabilities, Income and Expense Report (ALIE)</u>		
Nominated Bank account details		