Product guide

9 September 2026

All rates and product criteria are correct at the time of being published.

FOR INTERMEDIARIES ONLY

InterBay

Commercial investment properties

65% LTV Range

£125k to £250k			Above £250k to £2.5m			Above £2.5m to £25m		
Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed
1%	8.44%	8.24%	1%	8.14%	7.94%	1%	7.99%	7.79%
2%	7.94%	8.04%	2%	7.64%	7.74%	2%	7.49%	7.59%
3%	7.44%	7.84%	3%	7.14%	7.54%	3%	6.99%	7.39%

75% LTV Range

£125k to £250k			Above £250k to £2.5m			Above £2.5m to £25m		
Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed
1%	8.64%	8.44%	1%	8.34%	8.14%	1%	8.19%	7.99%
2%	8.14%	8.24%	2%	7.84%	7.94%	2%	7.69%	7.79%
3%	7.64%	8.04%	3%	7.34%	7.74%	3%	7.19%	7.59%

ERCs - 2 year fixed: 4%, 3% **5 year fixed:** 4%, 3%, 3%, 3%, 3% | **Reversion Rate* - BBR:** + 4.75%

Fee reduction by
0.25%
for an existing borrower placing a new application

Loans £25m+ will be priced on application.
Speak to your specialist finance account manager to discuss.

***Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.**

Bank of England Base Rate (BBR): 3.75%

Commercial owner occupier

65% LTV Range

£125k to £250k			Above £250k to £2.5m			Above £2.5m to £25m		
Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed
1%	8.04%	7.84%	1%	7.74%	7.54%	1%	7.59%	7.39%
2%	7.54%	7.64%	2%	7.24%	7.34%	2%	7.09%	7.19%
3%	7.04%	7.44%	3%	6.74%	7.14%	3%	6.59%	6.99%

75% LTV Range

£125k to £250k			Above £250k to £2.5m			Above £2.5m to £25m		
Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed
1%	8.24%	8.04%	1%	7.94%	7.74%	1%	7.79%	7.59%
2%	7.74%	7.84%	2%	7.44%	7.54%	2%	7.29%	7.39%
3%	7.24%	7.64%	3%	6.94%	7.34%	3%	6.79%	7.19%

ERCs - 2 year fixed: 4%, 3% **5 year fixed:** 4%, 3%, 3%, 3%, 3% | **Reversion Rate* - BBR:** + 4.00%

Fee reduction by
0.25%
for an existing borrower placing a new application

Owner occupier products - qualifying conditions

To qualify, each property securing the loan must be predominately used for the applicants' own business purpose, this can't include generating income from the property. Our underwriters determine the predominate use by considering factors including value, square footage and productivity (income generated). Applications that don't qualify for our owner occupier products will be assessed under our commercial investment products.

Loans £25m+ will be priced on application.
Speak to your specialist finance account manager to discuss.

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Bank of England Base Rate (BBR): 3.75%

Semi-commercial products

65% LTV Range

£125k to £250k		
Fee	2yr Fixed	5yr Fixed
1%	7.49%	7.24%
2%	6.99%	7.04%
3%	6.49%	6.84%

Above £250k to £2.5m		
Fee	2yr Fixed	5yr Fixed
1%	7.19%	6.94%
2%	6.69%	6.74%
3%	6.19%	6.54%

Above £2.5m to £25m		
Fee	2yr Fixed	5yr Fixed
1%	7.04%	6.79%
2%	6.54%	6.59%
3%	6.04%	6.39%

75% LTV Range

£125k to £250k		
Fee	2yr Fixed	5yr Fixed
1%	7.69%	7.44%
2%	7.19%	7.24%
3%	6.69%	7.04%

Above £250k to £2.5m		
Fee	2yr Fixed	5yr Fixed
1%	7.39%	7.14%
2%	6.89%	6.94%
3%	6.39%	6.74%

Above £2.5m to £25m		
Fee	2yr Fixed	5yr Fixed
1%	7.24%	6.99%
2%	6.74%	6.79%
3%	6.24%	6.59%

ERCs - 2 year fixed: 4%, 3% **5 year fixed:** 4%, 3%, 3%, 3%, 3% | **Reversion Rate* - BBR:** + 4.00%

For properties with more than **50%** residential value

Properties with **50%** or less residential value should be considered under our commercial product range

Fee reduction by **0.25%** for an existing borrower placing a new application

Loans £25m+ will be priced on application.
Speak to your specialist finance account manager to discuss.

***Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.**

Bank of England Base Rate (BBR): 3.75%

Buy to let products

65% LTV Range

£1m to £2m			Above £2m to £10m			Above £10m to £25m		
Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed
2%	6.64%	6.64%	2%	6.44%	6.44%	2%	6.29%	6.29%
5%	5.14%	6.04%	5%	4.94%	5.84%	5%	4.79%	5.69%

75% LTV Range

£1m to £2m			Above £2m to £10m			Above £10m to £25m		
Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed	Fee	2yr Fixed	5yr Fixed
2%	6.84%	6.84%	2%	6.64%	6.64%	2%	6.49%	6.49%
5%	5.34%	6.24%	5%	5.14%	6.04%	5%	4.99%	5.89%

Fee reduction by
0.25%
for an existing borrower placing a new application

ERCs - 2 year fixed: 4%, 3% **5 year fixed:** 4%, 3%, 3%, 3%, 3% | **Reversion Rate* - BBR:** + 4.00%

Loans £25m+ will be priced on application.
Speak to your specialist finance account manager to discuss.

***Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above.**
BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.

Bank of England Base Rate (BBR): 3.75%

Buy to let valuation fee scale

Fee scales have been provided for all standard and specialist properties meeting the agreed criteria below. The valuation fee is payable by the applicant or the broker prior to valuation instruction. The fee scales listed below are for guidance only and may be subject to change. For more complex buy to let properties that do not fit the criteria, a bespoke fee quote will be required from our panel manager. Brokers will have the opportunity to select their preferred quote and instruct the valuation directly with the panel manager. Fees will be payable to the panel manager prior to the valuation instruction. This will apply to all unusual, hybrid or complex properties, including those to be valued on a trading-related basis.

Fees are non-refundable once the valuer has visited the property, but an abortive fee may be payable.

Max value/purchase price	Standard	Specialist
£0 - £100,000	£175	£440
£100,001 - £150,000	£200	£440
£150,001 - £200,000	£225	£455
£200,001 - £250,000	£250	£455
£250,001 - £300,000	£275	£525
£300,001 - £350,000	£300	£585
£350,001 - £400,000	£325	£585
£400,001 - £450,000	£350	£645
£450,001 - £500,000	£375	£645
£500,001 - £600,000	£485	£710
£600,001 - £700,000	£585	£770
£700,001 - £800,000	£650	£880
£800,001 - £900,000	£710	£965
£900,001 - £1,000,000	£825	£1,025
£1,000,001 - £1,500,000	£1,225	£1,425
£1,500,001 - £2,000,000	£1,625	£1,825

Standard

- Single houses or flats.

Specialist

- Blocks of up to 6 flats/ HMOs up to 6 lettable rooms (Excl. adapted HMOs where reversion to single family dwelling may be compromised and hybrid properties where the is a mixture of lettable rooms and/or self-contained unit and/or bedsits.
- Light/medium refurbishment.

Property values over £2,000,000: Quotes available on request.
Blocks over 10 lettable units or HMOs over 10 lettable rooms: Quotes available on request

Bank of England Base Rate (BBR): 3.75%

Bridging finance products

Commercial

£125k to £5m	
LTV	2% Fee
55%	0.80%
60%	0.83%
70%	0.88%

Above £5m to £10m	
LTV	2% Fee
55%	0.75%
60%	0.78%
70%	0.83%

Semi-commercial*

£125k to £5m	
LTV	2% Fee
55%	0.74%
60%	0.77%
70%	0.82%

Above £5m to £10m	
LTV	2% Fee
55%	0.69%
60%	0.72%
70%	0.77%

***For semi-commercial applications properties must have more than 55% residential value.**

Loans £10m+ will be priced on application.
Speak to your specialist finance account manager to discuss.

The interest year for InterBay is calculated over 360 days. LTV is based on the lower of purchase price or current market value including rolled up interest and any fees added to the loan. Maximum LTV is limited to 65% where the purchase price plus total costs exceeds 80% of valuation after refurbishment. Remortgage from another bridging finance product is limited to 60% LTV. Not available on developer exit finance. Developer exit finance is limited to 65% LTV where there are 6 or more units and/or the average unit value is more than £750,000.

Bank of England Base Rate (BBR): 3.75%

More product information

Physical valuations

For commercial, semi-commercial and buy to let cases, full physical inspections for valuations will continue, and shall be conducted via our panel manager by way of a bespoke valuation quote.

Fees

- A £145 non-refundable administration fee is due when submitting the application.
- The valuation fee is to be paid directly by you or the broker to our panel manager at the point of instructing the valuation.
- The arrangement fee, which is also non-refundable, is due on completion and can be added to the loan.
- A 0.25% reduction in the arrangement fee applies to existing borrowers placing a new application (not applicable to Bridging applications). To qualify you must have a clear six-month payment track record and meet one of the following conditions:
  - Be under the same personal ownership or limited company (with the same shareholders/directors).
  - You must match the shareholder in a limited company if under a personal ownership case (with shareholder having a 100% share).
  - You must be an existing joint applicant with a current facility in personal names. If your next loan with us is under a limited company ownership, the shareholding must mirror the current facility.

Products revert to BBR trackers

- On expiry of the fixed rate (the starting rate*), the term loan will revert to a variable interest rate set at a margin above BBR.
- The variable rate of interest will move up and down in line with the BBR, however if the BBR falls below 0% the interest rate you're charged won't change, this is referred to as the minimum floor.
- Changes to the BBR, subject to the minimum floor, will take effect from the 1st of the month immediately following the announcement of the change in the BBR.
  Your new rate will be calculated by taking the margin applicable to the term loan plus the BBR.

Bank of England Base Rate (BBR): 3.75%

Key criteria information

Commercial and semi-commercial

- Available in England and Wales
- 2-30 years term available
- Interest-only option available
- Up to 75% of market value – where the valuer confirms a maximum 12-month letting or sales period, capped at 85% of vacant possession value
- Owner occupier applications accepted where business been trading for 2 years and affordability calculated off adjusted net profit /EBITDA
- Investor deals accepted where the property is let out to a third party with a lease in place with at least 12 months to run with rental payments up to date.

Eligible applicants

- Individuals, limited companies, LLPs, partnerships and trusts and pension schemes (incl. SIPPs)

Commercial element

- Must be tenanted or owner occupied
- The surveyor to confirm a sales and lettings marketability period of 12 months or less
- Property to be fit for immediate occupation
- Where the property is tenanted, solicitors must confirm that the lease is drawn on commercially acceptable terms.

Buy to let

- Available in England and Wales
- 2-30 years term available.
- Interest-only option available
- Available as purchase and remortgage
- Available to HMOs/MUFBs with no limit on the number of bedrooms/units
- Student lets considered - discuss with your specialist finance account manager
- Long form valuations are available for more complex buy to let property types

Additional underwriting

- Portfolio assessed to understand the liquidity position and the ability to cover rental voids
- Tenant profile assessed to ensure the ongoing sustainability of the rental income.

Additional underwriting may apply.

Eligible applicants

- Individuals, limited companies, LLPs, partnerships trusts and trading companies

Property types

- Houses, flats, blocks of flats, multiple units on one freehold, new-build, converted during past two years are all acceptable
- Multiple units must all be individually marketable and mortgageable for us to consider lending against the sum of individual values, otherwise lending may be based on the lower of vacant possession value (VP), investment value or purchase price.

Bridging finance

- Available in England and Wales.

Eligible applicants

- Individuals, limited companies, LLPs, partnerships and trusts and pension schemes (incl. SIPPs)

ICR (and calculation)

Commercial rental income considered subject to validating that there is at least 12 months unexpired term on the current lease.

ICR will depend on the loan type:

- ICR will apply for 2 year rates based on 5%, or the initial pay rate – whichever is higher at 125%
- ICR will apply for 5 year rates at the initial pay rate at 125%
- Owner occupier – ICR based on market rent confirmed by valuer is 110% (market rent), borrower 125% (net profit/EBITDA).

Buy to let ICR

- Standard buy to let: A single dwelling, HMO with 6 or less lettable rooms or 6 or less units in a MUFB:
  - 140% for Individual borrower
  - 125% for Limited company
- Complex buy to let
  - 175% for Individual borrower
  - 145% for Limited company

Acceptable credit profile

CCJs	Nil (3 year history)*
Defaults	Nil (3 year history)*
Missed mortgage payments	None in the last 12 months
Missed secured loan payments	None in the last 12 months
Unsecured arrears	N/A
Bankruptcy/ Insolvency	Nil (6 year history)
IVA/CVA	Nil (6 year history)
Repossession	Nil (6 year history)
Debt Management Programme	Nil (6 year history)

***The restrictions may not apply in the following circumstances:**

- Where all CCJs/defaults were registered more than three years ago and satisfied prior to mortgage application;
- Where all CCJs/defaults were satisfied more than 12 months prior to application regardless of date of registration;
- Where the CCJs/defaults in aggregate amount to less than £300, regardless of date of registration, and satisfied prior to mortgage application.

Legal information

We offer the following options for representation:

Separate representation (InterBay and the applicant each have their own solicitor)

All applications require a firm from our panel to be selected to act for InterBay. Our panel of solicitors and the service is set out in the table below. The applicant can select a panel solicitor or an alternative solicitor to act on their behalf, provided they meet our criteria of being SRA approved. It's important to note that the applicant will be liable for both sets of solicitors fees.

Joint representation (A single solicitor represents both InterBay and the applicant)

Applicants can choose a firm from our panel to act on behalf of themselves and InterBay. As with separate representation, the applicant will be liable for the fees. There may be some circumstances where joint representation may not be appropriate. Please check with your specialist finance account manager if you have any questions.

Fee information

Fees are on a case-by-case basis, the firm selected will provide a quote upon instruction.

Westcor title insurance

For term (commercial, semi-commercial or buy to let) and bridging remortgage applications under £3m loan amount, title insurance may be applied to simplify the process by reducing the amount of due diligence required for the benefit of the bank. The solicitor will confirm whether title insurance can be applied once the instruction has been received.

Firm	Commercial | Semi-commercial | Buy to let		Bridging		Westcor	
	Joint rep	Separate rep	Joint rep	Separate rep	Joint rep (remortgage only)	Separate rep (remortgage only)
Birketts LLP	✓ (up to £2m loan amount)	✓	✓ (up to £2m loan amount)	✓	✓ (up to £2m loan amount)	✓
Bexley Beamont	✓	✓	✓	✓	✓	✓
Bude Nathan Iwanier LLP	✓	✓	✓	✓	✓	✓
Dutton Gregory	✓	✓	✓	✓	✓	✓
Gunnercooke LLP	✓	✓	✓	✓	✓	✓
Harold Benjamin	✓	✓	✓	✓	✓	✓
HCB Widdows Mason LTD	✓	✓	✓	✓	✓	✓
HCR Legal LLP	✓	✓	✓	✓	✓	✓
Insight Law	✓	✓	✓	✓	✓	✓
JMW Solicitors LLP		✓		✓		✓
Lawrence Stephens	✓	✓	✓	✓	✓	✓
MSB	✓	✓	✓	✓	✓	✓
Patron Law	✓	✓	✓	✓	✓	✓
Paris Smith LLP	✓	✓	✓	✓	✓	✓
Russell- cooke LLP	✓	✓	✓	✓	✓	✓
VC Law LTD	✓	✓	✓	✓	✓	✓
Walker Morris	✓	✓	✓	✓	✓	✓

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