

## Prime Commercial Investment Product

Prime commercial investment - Variable rates		LTV			
Loan size	Rate	55%	65%	70%	75%
£250,000 - £750,000	3 month Libor+	4.25%	4.50%	4.75%	5.00%
£750,000+	3 month Libor+	4.50%	4.75%	5.00%	5.25%

3 month Libor is subject to a minimum rate of 0.75%

Prime commercial investment - Fixed rates		LTV			
Loan size	Term	55%	65%	70%	75%
£250,000 - £750,000	3 Years	5.25%	5.50%	5.75%	6.00%
	5 Years	5.50%	5.75%	6.00%	6.25%
£750,000+	3 Years	5.50%	5.75%	6.00%	6.25%
	5 Years	5.75%	6.00%	6.25%	6.50%

This product is designed for the purchase and remortgage of good quality commercial property investments let to established, national or regional tenants on full repairing and insuring leases with upwards only rent reviews.

### Location

England and Wales

### Product details

#### LTV

Maximum 75% of Investment Value, not to exceed 90% of Vacant Possession Value.

#### DSCR\*

Fixed rate - 110% (single let property only)

Variable rate or multi-let property - 125%

#### Term

Minimum term - 2 years.

Maximum term - 10 years but 5 years lease term certain must remain at loan expiry <sup>†</sup>.

### Interest-only and Capital Repayment options

#### Borrowers

Loans can be made to individuals, limited companies, LLPs, partnerships, trusts and pension schemes.

#### Eligible Property Sectors

Retail, Office and Industrial. Others considered by exception.

#### Sector Experience

The borrower must have owned a minimum of three commercial properties for at least two years.

#### Credit History

Good credit history is required – at least 2 years with no adverse credit.

### Interest Rate Notes

Variable interest rate is margin plus Libor.

Libor is a minimum of 0.75% and this applies until Libor gets to 3% at which point the minimum Libor rate becomes 3%.

The start rate on the individual loan is the lifetime floor for that loan.

### Arrangement Fee / Booking Fee

Variable - 1.50% arrangement fee (of which 0.25% booking fee is payable on acceptance of the offer and is non-refundable).

Fixed - 2% arrangement fee (of which 0.25% booking fee is payable on acceptance of the offer and is non-refundable).

The balance of the arrangement fee can be added to the loan (without increasing the interest rate banding) or can be deducted from the advance.

0.25% reduction from fee for existing InterBay borrowers with a track record of 12 months' clean payment history.

### ERC (Early Repayment Charge)

#### Variable Rates

3% in the first 5 years and 1% for the remainder of the loan.

You may repay up to 10% of the balance of the term loan outstanding in any 12 month period without notice and without incurring any Early Repayment Charge.

#### Fixed Rates

4% in the first year and 3% for the remaining fixed rate period. 1% for the remainder of the loan.

### Commission

1%

The product guide is for mortgage professionals only and not intended for use by the general public.

All rates, programmes and pricing are subject to change at any time and without prior notice. Mortgages are subject to valuation and approval.

\*DSCR test is subject to a minimum margin assumption of 4.25%.

<sup>†</sup>A longer term can be considered if the loan is on a capital repayment basis and the balance outstanding at the expiry of the occupational lease is no more than 75% of the VP value.