

STL 1, STL 2, STL 3: SHORT TERM FINANCE

FROM £50k TO £15m

PRODUCT	MAX LTV	0 to 50% LTV	50.01 to 60% LTV	60.01- 65% LTV	65.01- 70% LTV	70.01-75% LTV	TERM & EARLY REPAYMENT INTEREST AND CHARGES	INTEREST SERVICING OPTIONS	ARRANGEMENT FEE	PARTNER COMMISSION
STL1 Residential	Up to 75% Lower of PP or MV	0.59% pm 6.30% above 3 month LIBOR	0.65% pm 7.05% above 3 month LIBOR	0.69% pm 7.53% above 3 month LIBOR		0.89% pm 9.93% above 3 month LIBOR	Maximum 18 months No minimum interest and no ERCs	Interest can be: i) serviced by Direct Debit ii) retained upon completion for the approved loan term iii) retained for a number of months (specified by the client) with remaining interest payments serviced by Direct Debit NB Interest is retained, however is calculated on a rolled-up basis. This is then retained from the advance	1.95% Full fee added to the loan outside of max LTVs	1.50% of the gross loan, paid on completion
PRODUCT	MAX LTV	0 to 50% LTV	50.01 to 60% LTV	60.01- 65% LTV	65.01- 70% LTV	70.01-75% LTV				
STL2 Mixed use	Up to 70% Lower of PP or MV	0.77% pm 8.49% above3 month LIBOR			0.81% pm 8.97% above 3 month LIBOR	N/A				
PRODUCT	MAX LTV	0 to 50% LTV	50.01 to 60% LTV	60.01- 65% LTV	65.01- 70% LTV	70.01-75% LTV				
STL3 Commercial	Up to 65% Lower of PP or MV	0.83% pm 9.21% above 3 month LIBOR		0.87% pm 9.71% above 3 month LIBOR	N/A					

Discounts available on margin OR arrangement fee for existing clients

PRODUCT OVERVIEW

- To purchase either residential or commercial property quickly
- Raising finance for the acquisition of another property (supporting evidence or proven track record critical)
- Replacing existing finance pending sale – please note any capital raising will require a detailed explanation of its purpose and supporting evidence. The valuer must comment that the market demand is good and we would expect the market rent to cover our term loan DSCR requirement.

Experience required

- Applicants should either be experienced investors - defined as owning at least two current investment properties (which need to be detailed within the Property Schedule).

EXISTING CLIENTS

We are pleased to offer a **0.25%** discount on the margin **OR** a **0.25%** reduction in the arrangement fee for clients who have been party to a completed loan with Shawbrook.

SLAs - Our dedicated team are committed to being able to process new enquiries within a maximum of **4 hours** and post within **24 hours**. You are able to run your own illustrations from our online broker hub.

SWITCHING TO A TERM LOAN

If the client is intending to hold the property for rental, please consider our term products - the existing client discount **WILL** be applied. The arrangement fee on the new loan would be 0.95% (added to the loan on completion outside of LTV). Partners commission is paid at 0.50%.

CONTACT INFORMATION

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STL4 & STL5: FINANCE FOR LIGHT REFURBISHMENT

FROM £50k TO £15m

PRODUCT	0 to 50% LTV	50.01 to 60% LTV	60.01- 65% LTV	65.01- 70% LTV	70.01-75% LTV	TERM & EARLY REPAYMENT INTEREST AND CHARGES	INTEREST SERVICING OPTIONS	ARRANGEMENT FEE	PARTNER COMMISSION
STL4 Residential	0.69% pm 7.51% above 3 month LIBOR			0.73% pm 8.01% above 3 month LIBOR	0.89% pm 9.93% above 3 month LIBOR	Maximum 18 months No minimum interest and no ERCs	Interest can be: i) serviced by Direct Debit ii) retained upon completion for the approved loan term iii) retained for a number of months (specified by the client) with remaining interest payments serviced by Direct Debit NB Interest is retained, however is calculated on a rolled-up basis. This is then retained from the advance	1.95% Full fee added to the loan outside of max LTVs	1.50% of the gross loan, paid on completion
STL5 Mixed use	0.83% pm 9.21% above 3 month LIBOR			0.89% pm 9.93% above 3 month LIBOR	N/A				

Discounts available on margin OR arrangement fee for existing clients

PRODUCT OVERVIEW

To purchase or refinance either residential or mixed use property quickly with the intention of completing a refurbishment on that property

- Refurbishments to be non-structural in nature and **spend cannot exceed 15%** of the day one value/ purchase price. Works need to be on the residential element.

Experience required:

- Applicants should either be 1. Experienced investors - defined as owning at least 2 current investment properties (which need to be detailed within the Property Schedule) or 2. Have undertaken 2 similar scale projects within the last 2 years (which need to be detailed within the Previous Projects Schedule).

EXISTING CLIENTS

We are pleased to offer a **0.25%** discount on the margin **OR** a **0.25%** reduction in the arrangement fee for clients who have been party to a completed loan with Shawbrook.

SWITCHING TO A TERM LOAN

If the client plans to hold the property for rental, please consider our term products - the existing client discount WILL be applied. The arrangement fee on the new loan would be 0.95% (added to the loan on completion outside of LTV). Partner's commission is paid at 0.50%.

STL6, STL7, STL8 & STL9 : FINANCE FOR HEAVY REFURBISHMENT

FROM £50k TO £15m

PRODUCT	0 to 50% LTV	50.01 to 60% LTV	60.01- 65% LTV	65.01- 70% LTV	70.01-75% LTV	TERM & EARLY REPAYMENT INTEREST AND CHARGES	INTEREST SERVICING OPTIONS	ARRANGEMENT FEE	PARTNER COMMISSION
STL6 Single residential units	0.79% pm 8.73% above3 month LIBOR				0.95% pm 10.65% above 3 month LIBOR	Maximum 18 months No minimum interest and no ERCs	Interest can be: i) serviced by Direct Debit ii) retained upon completion for the approved loan term iii) retained for a number of months (specified by the client) with remaining interest payments serviced by Direct Debit NB Interest is retained, however is calculated on a rolled-up basis. This is then retained from the advance	1.95% Full fee added to the loan outside of max LTVs	1.50% of the gross loan, paid on completion
STL7 Multi-units & HMOs	0.81% pm 8.95% above3 month LIBOR			0.85% pm 9.45% above 3 month LIBOR	0.98% pm 10.95% above 3 month LIBOR				
STL8 Semi-Commercial	0.89% pm 9.93% above3 month LIBOR			N/A					
STL9 Commercial	0.89% pm 9.93% above3 month LIBOR		N/A						

Discounts available on margin OR arrangement fee for existing clients

PRODUCT OVERVIEW

To purchase or refinance either residential or mixed use property quickly with the intention of completing a refurbishment on that property

- Refurbishments **spend exceeds 15%** of the day one value/ purchase price.

Experience required:

- Applicants should provide evidence of a track record of at least 2 (completed projects) (similar scale and cost) within the last 2 years detailed in the Previous Projects Schedule and/ or supporting evidence.

EXISTING CLIENTS

We are pleased to offer a **0.25%** discount on the margin **OR** a **0.25%** reduction in the arrangement fee for clients who have been party to a completed loan with Shawbrook.

SWITCHING TO A TERM LOAN

If the client plans to hold the property for rental, please consider our term products - the existing client discount WILL be applied. The arrangement fee on the new loan would be 0.95% (added to the loan on completion outside of LTV). Partner's commission is paid at 0.50%.

SLAs - Our dedicated team are committed to being able to process new applications within a maximum of **4 hours** and post within **24 hours**. You are able to run your own illustrations from our online broker hub.

RR1, RR2: RESIDENTIAL REFURBISHMENT

TERM LOANS FROM £50k TO £2.5m

LOAN TO VALUE UP TO 75% OF THE AFTER-WORKS VALUE

PRODUCT	Up to 65% LTV	65.01- 70% LTV	70.01- 75% LTV	TERM AND REPAYMENT		ERCs	DSCR		ARRANGEMENT FEE
				VARIABLE	FIXED		VARIABLE	FIXED	
RR1 Residential refurb	4.75% above 3 month LIBOR	4.95% above 3 month LIBOR	5.10% above 3 month LIBOR	<u>Part Capital:</u> 3 year term, 5% capital repaid (1). 5 year term, 7.5% capital repaid (2). <u>Interest Only:</u> 3 year (1). 5 year (2).	Fixed periods from 3, 4 and 5 years. If the Fixed period expires before the mortgage term, the product reverts to the standard product margin + 3 month LIBOR for remainder of mortgage term. See website for current pricing details.	(1) 3%, 3%, 1% (2) 3%, 3%, 3%, 3%, 1%	Market Rent to cover payment at 110% of margin + 1.75% stress LIBOR	Market Rent to cover the payment at 125% of the Fixed Interest Rate	1.50% 0.25% payable upon acceptance of the offer 1.25% added to the loan
RR2 HMO refurb	4.85% above 3 month LIBOR	5.10% above 3 month LIBOR	5.20% above 3 month LIBOR				VARIABLE	FIXED	
							Market rent to cover payment cover at 125% of margin + 2.75% (stress LIBOR)	Market Rent to cover the payment at 140% of the Fixed Interest Rate	
PARTNER COMMISSION	1% of the gross loan amount paid on completion (paid in two instalments)					Discounts available on margin OR arrangement fee for existing clients			

NB Interest is charged on the gross loan including retained funds

PRODUCT OVERVIEW

To purchase or refinance residential property with the intention of completing minor refurbishments before letting the property out. Works must be non-structural and not exceed 15% of value/ purchase price.

Client Profile

This product has been developed for clients purchasing or refinancing residential property with the intention of completing some minor decorative refurbishment before letting out the property. This is a 3/ 5 year option for the client where we will lend 75% of the lower of purchase price and market value with a retention held for up to 75% of the after works figure (released after subsequent valuation provided and confirmation that the property is tenanted).

RR2 – where the client is converting the property to a HMO, they must have completed a minimum of 2 similar conversions within the last 2 years and they must be experienced in the management of similar size HMOs (hold at least 1 within their portfolio or hold 5 x investment properties).

RIO RANGE SIMPLE RESIDENTIAL INVESTMENT

TERM LOANS FROM £50k TO £2.5m

LOAN TO VALUE UP TO 75%

PRODUCT	Up to 50% LTV	50.01- 65% LTV	65.01- 75% LTV	ARRANGEMENT FEE	TERM AND REPAYMENT		ERCs	DSCR*	
					VARIABLE	FIXED		VARIABLE	FIXED
RI0.1 Simple residential	2.99% above 3m LIBOR	3.49% above 3m LIBOR	3.75% above 3m LIBOR	1.25% arrangement fee 0.25% payable upon acceptance of the offer 1.00% added to the loan outside of LTV	Minimum term – 5 years Maximum term – 30 years		1) 3%, 3%, 3%, 3%, 1% 2) 3%, 3%, 3%, 3%, 3%, 1% thereafter	Market Rent to cover payment by 125% of margin + 2.00% (stress LIBOR)	
RI0.2 HMO ≥ 6 beds	3.49% above 3m LIBOR	3.90% above 3m LIBOR	4.25% above 3m LIBOR		Interest Only: 5 year term (1) 6 – 30 year term (2) Part Capital & Full Capital: 5 year term, 7.5% capital repaid (1). 10-30 year terms, 70% capital repaid or full capital repaid (2).	Fixed periods from 3, 4 and 5 years. If the Fixed period expires before the mortgage term, the product reverts to the standard product margin + 3 month LIBOR for remainder of mortgage term. See website for current pricing details		Adjusted gross rent to cover payment by 135% of margin + 2.00% (stress LIBOR)	
RI0.3 Multi Units	2.99% above 3m LIBOR	3.49% above 3m LIBOR	3.75% above 3m LIBOR					Market Rent to cover payment by 125% of margin + 2.00% (stress LIBOR)	
EXISTING CUSTOMERS	Discounts available on arrangement fees only for existing clients				EX PATS	0.25% loading to be added to margin		PARTNERS COMMISSION	0.75% of the gross loan, paid on completion.

Client Profile

Experienced property professionals, defined as owning 1 investment property for a minimum of 12 months OR evidence of owning a previous portfolio of properties.

- Unacceptable adverse - unsatisfied CCJ's in the last 24 months, mortgage arrears, business adverse in the last 36 months, unsatisfied defaults over £100 in the last 24 months, and instances of multiple missed credit card, loan payments or arrangements to pay

KEY CRITERIA

- An Assured Short hold Tenancy is to be in place on completion to private tenants/students subject minimum term of 6 months and a maximum term of 36 months
- Our DSCR is calculated on the lower of passing rent or market rent confirmed by the valuer
- Please note for existing customers we are pleased to confirm that we can offer a 0.25% discount off the Arrangement Fee on!
- Maximum individual loan amount is £750,000 with a maximum exposure on this product of £2,500

RI1, RI3, RI2: SPECIALIST RESIDENTIAL INVESTMENT

TERM LOANS FROM £50k - £750k

LOAN TO VALUE UP TO 75%

PRODUCT	Up to 50% LTV	50.01- 60% LTV	60.01- 65% LTV	65.01- 70% LTV	70.01- 75% LTV	TERM AND REPAYMENT		ERCs	DSCR*		ARRANGEMENT FEE	
						VARIABLE	FIXED		VARIABLE	FIXED		
RI1 Specialist residential	4.40% above 3 month LIBOR	4.60% above 3 month LIBOR	4.65% above 3 month LIBOR	4.70% above 3 month LIBOR		Part Capital & Full Capital: 3 year term, 5% capital repaid (1). 5 year term, 7.5% capital repaid (2). 10-30 year terms, 70% capital repaid (3) or full capital repaid (4).	Fixed periods from 3, 4 and 5 years. If the Fixed period expires before the mortgage term, the product reverts to the standard product margin + 3 month LIBOR for remainder of mortgage term. See website for current pricing details.	1) 3%, 3%, 1% 2) 3%, 3%, 3%, 3%, 1% thereafter 3) 3%, 3%, 3%, 3%, 1% thereafter 4) 3%, 3%, 3%, 3%, 1% thereafter 5) For 3 year same as 1), for 5 year same as 2) for 10 year same as 4)	Up to 5 year term Market Rent to cover payment at 110% of margin + 1.75% (stress LIBOR) Over 5 year term Market Rent to cover payment cover at 110% of margin + 2.75% (stress LIBOR)	Up to 5 year term Market Rent to cover payment at 125% of the Fixed Interest Rate Over 5 year term please use variable DSCR	1.50% arrangement fee 0.25% payable upon acceptance of the offer	
RI3 Portfolios												
PRODUCT	Up to 50% LTV	50.01- 60% LTV	60.01- 65% LTV	65.01- 70% LTV	70.01- 75% LTV							
RI2 HMO/ student lets	4.50% above 3 month LIBOR	4.60% above 3 month LIBOR	4.75% above 3 month LIBOR	4.80% above 3 month LIBOR	4.85% above 3 month LIBOR							
PRODUCT	Up to 50% LTV	50.01- 60% LTV	60.01- 65% LTV	65.01- 70% LTV	70.01- 75% LTV							
EX-PATS	RI1, 2 & 3 - Please add 0.10% loading to the relevant LTV bucket											
PARTNER COMMISSION	1% of the gross loan amount paid on completion							Discounts available on margin OR arrangement fee for existing clients				

Client Profile

Experienced property professionals, defined as owning 1 investment property for a minimum of 12 months OR evidence of owning a previous portfolio of properties.

EXISTING CLIENTS - (applicable for all RR and RI products)

We are pleased to offer a **0.25% discount on the margin** OR a **0.25% reduction in the arrangement fee** on loans up to £750,000 for any clients who have been party to a completed loan with Shawbrook. Any future lending has a streamlined process. We require only a short form application form and valuation report to be able to proceed to formal mortgage offer. Updated bank statements will only apply if 12 months have passed since the first application or if there is a material change on the updated credit search that requires further investigation. However a face to face interview may be required. Please note: this does not apply to Shawbrook wrap cases (where you replace one Shawbrook loan with another on the same security).

LRI 1, LRI2, LRI3: LARGE LOAN RESIDENTIAL INVESTMENT

TERM LOANS FROM £750k - £15m

LOAN TO VALUE UP TO 75%

PRODUCT	Up to 65% LTV	65.01- 75% LTV	TERM AND REPAYMENT		ERCs	DSCR *See Key Criteria		ARRANGEMENT FEE
			VARIABLE	FIXED		VARIABLE	FIXED	
LRI1 Single dwellings	3.70% above 3 month LIBOR	3.90% above 3 month LIBOR	<u>Interest Only - up to 75% LTV</u> 3 year (1) 5 year (2) 10 year (3) <u>Part Capital & Full Capital</u> 3 year term, 5% capital repaid (1) 5 year term, 7.5% capital repaid (2) 10-30 year terms, 70% capital repaid or full capital repaid (3) Bespoke amortisation available.	Fixed periods from 3, 4 and 5 years. If the Fixed period expires before the mortgage term, the product reverts to the standard product margin + 3 month LIBOR for remainder of mortgage term. See website for current pricing details.	(1) 3%, 3%, 1% (2) 3%, 3%, 3%, 3%, 1% (3) 3%, 3%, 3%, 3%, 3%, 1% thereafter	Up to 5 year term = Market Rent to cover payment at 110% of margin + 1.75% (stress LIBOR)	Up to 5 year term = Market Rent to cover payment at 125% of the Fixed Interest Rate Over 5 year term = please use variable DSCR	1.50% 0.25% payable upon acceptance of the offer 1.25% added to the loan
PRODUCT						Over 5 year term = Market Rent to cover payment cover at 110% of margin + 2.75% (stress LIBOR)		
LRI3 Portfolios						Please note; on low yielding assets surplus income can be considered		
PRODUCT	Up to 65% LTV	65.01- 75% LTV				VARIABLE	FIXED	
LRI2 HMOs/ student lets	3.80% above 3 month LIBOR	3.99% above 3 month LIBOR				Market Rent to cover payment cover at 125% of margin + 2.75% (stress LIBOR)	Market Rent to cover payment at 140% of the Fixed Interest Rate Over 5 year term = please use variable DSCR	
PARTNER COMMISSION	1% of the gross loan amount paid on completion							

Scenario

Single residential dwellings - Likely to be considered 'trophy assets'. Where the property is low yielding (normally central London), we can take into account surplus income when calculating affordability. Please note; the location of the property will have an impact on the level of lending available.

Blocks - Valuers commentary is key regarding demand and concentration risks. As a guide the maximum is 10 in a block where the asset is strong. We can and have considered larger blocks.

HMOs & Student Lets - Clients must have direct experience in managing these. If the property is a Student Let and is a Cluster block then please note LCI1 pricing will apply. As a guide the maximum is 20 units in a student block where the asset is strong. We can and have considered larger blocks.

Large Residential Portfolios - Lending nationwide. Please note we will be sensitive to concentration.

LCI 1 & LCI2: LARGE LOAN COMMERCIAL INVESTMENT

TERM LOANS FROM £750k - £10m

LOAN TO VALUE UP TO 70% OF VACANT POSSESSION

PRODUCT	Up to 65% LTV	65.01- 70% LTV	TERM AND REPAYMENT		ERCs	DSCR *See Key Criteria		ARRANGEMENT FEE
			VARIABLE	FIXED		VARIABLE	FIXED	
LCI1 Commercial	5.85% above 3 month LIBOR	N/A	<u>Interest Only</u> LCI1 up to 65% LTV LCI2 up to 70% LTV 3 year (1) 5 year (2) 10 year (3)	Fixed periods from 3, 4 and 5 years. If the Fixed period expires before the mortgage term, the product reverts to the standard product margin + 3 month LIBOR for remainder of mortgage term. See website for current pricing details.	(1) 3%, 3%, 1% (2) 3%, 3%, 3%, 3%, 1% (3) 3%, 3%, 3%, 3%, 3%, 1% thereafter	Market Rent to cover payment cover at 110% of margin + 2.75% (stress LIBOR)	Up to 5 year term = Market Rent to cover payment at 140% of the Fixed Interest Rate Over 5 year term = please use variable DSCR	1.50% 0.25% payable upon acceptance of the offer 1.25% added to the loan
LCI2 Semi-commercial	4.80% above 3 month LIBOR	4.95% above 3 month LIBOR	<u>Part Capital & Full Capital</u> 3 year term, 5% capital repaid (1) 5 year term, 7.5% capital repaid (2) 10-30 year terms, 70% capital repaid or full capital repaid (3) Bespoke amortisation available.					
PARTNER COMMISSION	1% of the gross loan amount paid on completion							

Scenario
Wholly Commercial Mixed Use Portfolios - Lending nationwide.

* Please note; we can consider lending against the Market Value where the property has multiple tenancies or a blue-chip tenant and the client has selected to repay part of the capital.

CI1, CI2, CI3: COMMERCIAL INVESTMENT PRODUCT

TERM LOANS FROM £75k - £750k

LOAN TO VALUE UP TO 75% OF VACANT POSSESSION

PRODUCT	Up to 50% LTV	50.01- 60% LTV	60.01- 70% LTV	70.01- 75% LTV	TERM AND REPAYMENT		ERCs	DSCR		ARRANGEMENT FEE
					VARIABLE	FIXED		VARIABLE	FIXED	
CI1 Commercial	5.30% above 3 month LIBOR	5.40% above 3 month LIBOR	5.90% above 3 month LIBOR	6.50% above 3 month LIBOR	<u>Interest Only</u> CI1 up to 65% LTV CI2 and CI3 up to 70% LTV 3 year (1) 5 year (2) 10 year (3) <u>Part Capital & Full Capital</u> 3 year term, 5% capital repaid (1) 5 year term, 7.5% capital repaid (2) 10-30 year terms, 70% capital repaid or full capital repaid (3)	Fixed periods from 3, 4 and 5 years. If the Fixed period expires before the mortgage term, the product reverts to the standard product margin + 3 month LIBOR for remainder of mortgage term. See website for current pricing details.	(1) 3%, 3%, 1% (2) 3%, 3%, 3%, 3%, 1% (3) 3%, 3%, 3%, 3%, 3%, 1% thereafter	Market Rent to cover payment cover at 110% of margin + 2.75% (stress LIBOR)	Up to 5 year term = Market Rent to cover payment at 140% of the Fixed Interest Rate Over 5 year term = please use variable DSCR	1.50% 0.25% payable upon acceptance of the offer 1.25% added to the loan
CI2 Semi-commercial	4.90% above 3 month LIBOR	5.15% above 3 month LIBOR	5.90% above 3 month LIBOR							
CI3 Mixed Portfolios	4.75% above 3 month LIBOR	5.00% above 3 month LIBOR	5.15% above 3 month LIBOR	5.75% above 3 month LIBOR				VARIABLE		
								Market Rent to cover payment cover at 110% of margin + 2.25% (stress LIBOR)		
PARTNER COMMISSION	1% of the gross loan amount paid on completion						Discounts available on margin OR arrangement fee for existing clients			

Client Profile - Experienced property professionals with a successful track record in the commercial investment sector. Clients to have material net worth and income available to absorb increased funding costs or tenancy voids. Semi-commercial must have separate access.

Loan Purpose

Our funding is ordinarily used to finance a purchase or to refinance existing commercial or semi-commercial portfolio/ property because the client is looking to release capital or facing non-renewal from an existing lender (acceptable subject to good conduct).

ACCESS TO THE BELOW PRODUCTS IS AVAILABLE VIA OUR STRATEGIC PARTNERS ONLY.

TB1, TB2, TB3: TRADING BUSINESSES

TERM LOANS FROM £150k - £2.5m

LOAN TO VALUE UP TO 75%

65% ON LOANS OVER £750,000

PRODUCT	SECTORS	Up to 50% LTV	50.01- 60% LTV	60.01- 70% LTV	70.01- 75% LTV	TERM AND REPAYMENT		ERCs	DSCR		ARRANGEMENT FEE
						VARIABLE	FIXED		VARIABLE	FIXED	
TB1 Commercial	All trading business, leisure, retail & industrial	5.30% above 3 month LIBOR	5.40% above 3 month LIBOR	5.90% above 3 month LIBOR	6.50% above 3 month LIBOR	Part Capital & Full Capital 10-20 year terms, 70% capital repaid or full capital repaid	Fixed periods from 3, 4 and 5 years.	3%, 3%, 3%, 3%, 3%, 1% thereafter	Adjusted net profit to provide 110% full capital payment cover at margin + 2.75% (stress LIBOR)	Please use variable DSCR	1.50% 0.25% payable upon acceptance of the offer 1.25% added to the loan
PRODUCT		Up to 50% LTV	50.01- 60% LTV	60.01- 70% LTV	70.01- 75% LTV		If the Fixed period expires before the mortgage term, the product reverts to the standard product margin + 3 month LIBOR for remainder of mortgage term.				
TB2 Semi-commercial		4.90% above 3 month LIBOR		5.15% above 3 month LIBOR	5.90% above 3 month LIBOR		See website for current pricing details.				
PRODUCT	SECTORS	Up to 60% LTV									
TB3 Pubs	Public houses only	6.40% above 3 month LIBOR									
PARTNER COMMISSION	1% of the gross loan amount paid on completion						Discounts available on margin OR arrangement fee for existing clients				

Client Profile

Experienced business operators with proven experience in their sector. Good credit conduct on secured and unsecured lending. We will also look at the credit profile of any business that they are associated with. Semi-commercial must have separate access

Loan Purpose

Our funding is typically used to finance the purchase of new premises for the client's business or raising working/ investment capital by refinancing an existing business property.

EXISTING CLIENTS - (applicable for all CI and TB products)

We are pleased to offer a **0.25% discount on the margin** OR a **0.25% reduction in the arrangement fee on loans up to £750,000** for any clients who have been party to a completed loan with Shawbrook. Any future lending has a streamlined process. We require only a short form application form and valuation report to be able to proceed to formal mortgage offer. Updated bank statements will only apply if 12 months have passed since the first application or if there is a material change on the updated credit search that requires further investigation. However a face to face interview may be required. Please note: this does not apply to Shawbrook wrap cases (where you replace one Shawbrook loan with another on the same security).