

THIS GUIDE IS FOR INTERMEDIARY USE ONLY AND SHOULD NOT BE DISTRIBUTED TO POTENTIAL CLIENTS.

		Shawbrook CBTL Secured Loan	
Rate	Variable	7.45%	8.45%
	3 Year Fixed	7.95%	8.95%
	5 Year Fixed	8.45%	9.45%
Net Loan Amount	Minimum	£5,000	
	Maximum	£200,000	£150,000
LTV	Minimum	0.00%	65.01%
	Maximum	65.00%	75.00%
Minimum Risk Score		350	
Minimum Time Security Owned		6 Months	
Minimum Mortgage History		12 Months	
Minimum Valuation		£100,000	
Minimum Rental Coverage (Must cover mortgage and Shawbrook loan payment with 2% stress loading applied)		110%	
CCJs and Defaults		None in the last 12 Months	
Secured Arrears (Must be up to date)		None in the last 12 Months	
Unsecured Arrears		Worst acceptable status '2', providing currently up-to-date	
Valuation		Full Valuation	
Broker Fee (Maximum 12.5%)		Capped at £5,000	
Early Repayment Charges		3% first 5 years and 1% thereafter	

CRITERIA FOR PLAN

Location:	England, Scotland and Wales only
Term:	Minimum term 3 years, maximum term 25 Years
Lender Fee:	£1,250
Commission:	2% commission payable
Property type:	Residential investment properties only - No DSS, HMO and must be let on a single AST Property cannot be occupied by family member
Residential Status:	Applicants must reside in the UK
Employment Status:	Available to employed, self employed and retired applicants
Loans with SB:	Applicants can have a loan on their residential address and a maximum of 1 loan on a buy to let property
2% Stress:	A 2% stress loading will be added to both the mortgage payment and the proposed Shawbrook loan payment and the rental cover must be a minimum of 110% We will not apply the 2% stress to the Shawbrook loan if the applicants opt to take out a fixed rate of 5 years. Where the 1st mortgage is on a fixed rate with a remaining fixed rate term of >5 years, we will not apply the 2% stress to the mortgage payment (evidence will be required)
Flats above commercial:	Acceptable to a maximum LTV of 65.00% subject to the commercial premises not being a restaurant/food outlet
Ex-Council Flats:	Acceptable up to 60.00% LTV, with a minimum value of £150,000 and a maximum net loan amount of £100,000 Full valuation Required
Ex-Council Houses and Private Leasehold Flats:	No LTV restrictions when property valuation is £200,000 or above, otherwise maximum 75.00% LTV Private leasehold flats within a block of more than 6 storeys are acceptable, subject to a minimum property valuation of £150,000

Wish to discuss the deal? - Call 0118 945 2288