

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

PRIME PLANS													
		Base Rate Tracker	Super Platinum	Shawbrook Platinum		Shawbrook Premier Plus				Shawbrook Three			
Rate	Variable	4.49% + base rate	5.90%	6.90%	7.75%	8.20%	9.10%	12.90%	16.90%	17.40%	18.90%	19.90%	
	3 Year Fixed	N/A	6.40%	7.40%	8.25%	8.70%	9.60%	13.40%	17.40%	17.90%	19.40%	20.40%	
	5 Year Fixed	N/A	6.90%	7.90%	8.75%	9.20%	10.10%	13.90%	17.90%	18.40%	19.90%	20.90%	
Net Loan Amount (Unless specified)	Minimum	£15,000	£15,000	£10,000	£200,001	£5,000				£3,000			
	Maximum	£200,000	£200,000	£200,000	£1,000,000 Gross	£100,000	£50,000	£40,000	£30,000	£30,000			
LTV	Minimum	0.00%	0.00%	0.00%		0.00%	80.01%	85.01%	90.01%	0.00%		90.01%	
	Maximum	65.00%	75.00%	75.00%	65.00%	80.00%	85.00%	90.00%	95.00%	85.00%	90.00%	95.00%	
Minimum Risk Score		525	475	425	500	425	450	500		425	475		
Minimum Time in Property		6 Months											
Minimum Mortgage History		12 Months											
Minimum Valuation		£100,000											
Minimum Income		£16,500											
LTI		Maximum 5x	Maximum 6x										
Minimum Time	Employed	6 Months											
	Self Employed	12 Months											
CCJ/Defaults/Secured Arrears		None in the last 12 months (Secured arrears must be up to date)											
Unsecured Arrears		Worst acceptable status '1', providing currently up to date				Worst acceptable status '2', currently '1' in the last 3 months		Worst acceptable status '1', providing currently up to date		Worst acceptable status '2', currently '1' in the last 3 months		Worst acceptable status '1', providing currently up to date	
Broker Fee (Maximum 12.5%)		Capped at £ 7,500			Capped at £10,000		Capped at £5,000				N/A		

#### CRITERIA FOR PRIME PLANS

<b>Location:</b>	England, Scotland and Wales only
<b>Term:</b>	Minimum term 3 years, maximum term 25 years
<b>Lender Fee:</b>	£495 for net loan amounts up to and including £100,000 £695 for net loan amounts greater than £100,000, up to and including £200,000 £1,595 for net loan amounts greater than £200,000
<b>Commission:</b>	1.5% commission payable on all plans except for Three, where 10% commission is payable Commission will be clawed back in full if a loan is redeemed within 3 months of completion. If redeemed within six months of completion (nine months for net loan amounts greater than £200,000), 50% of the commission will be clawed back
<b>Income:</b>	Lending into retirement rules apply when the loan term takes the applicant(s) over 70 years of age
<b>Affordability:</b>	All cases are subject to an Income and Expenditure calculation All unsecured consolidated credit will be paid directly to the creditor
<b>2% stress:</b>	A 2% stress loading will be added to both the mortgage payment and the proposed Shawbrook loan payment and the case must fit on affordability on both the current and stressed payments We will not apply the 2% stress to the Shawbrook loan payment 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)

<b>AVM:</b>	Available on net loan amounts up to £30,000, with a maximum LTV of 85.00% or net loan amounts up to £50,000, with a maximum LTV of 65.00%. All AVM's must have a confidence score of 5+
<b>Drive By:</b>	Available up to maximum LTV's for plan (Maximum £150,000 net loan amount)
<b>Valuation Bypass:</b>	If applicants have purchased the property within the last 12 months and are looking to raise funds for home improvements or part home improvements and part another acceptable purpose, a valuation will not be required and the LTV will be based on the purchase price.
<b>Ex-Council Houses and Private Leasehold Flats:</b>	Available on Base Rate Tracker, Super Platinum, Platinum and Premier Plus plan on net loan amounts up to £100,000, with a maximum LTV of 75.00% and on Three on net loan amounts up to £30,000, with a maximum LTV of 95.00%
<b>Flats above commercial:</b>	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
<b>Ex-Council Flats:</b>	Acceptable to a maximum LTV of 65.00%, subject to the commercial premises not being a restaurant/food outlet Acceptable up to 60.00% LTV with a minimum value of £150,000 and a maximum net loan amount of £100,000. Full internal valuation required

No plan available? - Call 0118 945 2288