

Commercial Mortgages Fixed Rate Pricing

Term Pricing July 2019 (continued overleaf)

Residential investment	All-in variable rate	Fixed rate pricing					DSCR coverage
		LTV	3yr	4yr	5yr	7yr	
RI0.1, RI0.3 Simple BTL/ MUB up to 4 units	up to 55%	3.79%	3.82%	3.83%	3.84%	3.94%	4.03%
	55.01% – 65%	4.04%	4.07%	4.08%	4.09%	4.19%	4.28%
	65.01% – 75%	4.19%	4.22%	4.23%	4.24%	4.34%	4.43%
RI0.2 HMOs to 6 rooms	up to 55%	4.24%	4.27%	4.28%	4.29%	4.39%	4.48%
	55.01% – 65%	4.54%	4.57%	4.58%	4.59%	4.69%	4.78%
	65.01% – 75%	4.64%	4.67%	4.68%	4.69%	4.79%	4.88%
RI1, RI3 Specialist BTL & portfolios (Max £750k)	up to 55%	4.24%	4.27%	4.28%	4.29%	4.39%	4.48%
	55.01% – 65%	4.49%	4.52%	4.53%	4.54%	4.64%	4.73%
	65.01% – 75%	4.64%	4.67%	4.68%	4.69%	4.79%	4.88%
RI2 Specialist HMOs	up to 55%	4.69%	4.72%	4.73%	4.74%	4.84%	4.93%
	55.01% – 65%	4.89%	4.92%	4.93%	4.94%	5.04%	5.13%
	65.01% – 75%	5.04%	5.07%	5.08%	5.09%	5.19%	5.28%

For all DSCR calculations -
Please refer to the DSCR Methodology on page 16 within the Full Product Guide

Key criteria (TERM ONLY)

- Our fixed rates are available across all products, on loan sizes from £50k to £15m. For more detailed product criteria please refer to the Full Product Guide.
- Please refer to the Full Product Guide for all product details across the range.
- Loans from 2 – 30 year term available. The actual loan term can exceed the term of the fixed rate, with the rate reverting to the equivalent variable margin plus LIBOR* rate of 0.80%.

*Shawbrook Bank applies a minimum floor of 0.75% to the LIBOR rate. If and for so long as the LIBOR rate falls below 0.75%, LIBOR will be deemed to be 0.75%

Residential investment	All-in variable rate	Fixed rate pricing					DSCR coverage
		LTV	3yr	4yr	5yr	7yr	
LRI1, LRI3 BTLs/ MUBs / Portfolios (£750k+)	up to 55%	4.03%	4.06%	4.07%	4.08%	4.18%	4.27%
	55.01% – 65%	4.30%	4.33%	4.34%	4.35%	4.45%	4.54%
	65.01% – 75%	4.50%	4.53%	4.54%	4.55%	4.65%	4.74%
LRI2 HMOs (750k+)	up to 55%	4.24%	4.27%	4.28%	4.29%	4.39%	4.48%
	55.01% – 65%	4.50%	4.53%	4.54%	4.55%	4.65%	4.74%
	65.01% – 75%	4.60%	4.63%	4.64%	4.65%	4.75%	4.84%
RR1 Resi refurbishment	up to 65%	5.35%	5.38%	5.39%	5.40%	5.50%	5.59%
	65.01% – 70%	5.49%	5.52%	5.53%	5.54%	5.64%	5.73%
	70.01% – 75%	5.65%	5.68%	5.69%	5.70%	5.80%	5.89%
RR2 HMO refurbishment	up to 65%	5.45%	5.48%	5.49%	5.50%	5.60%	5.69%
	65.01% – 70%	5.55%	5.58%	5.59%	5.60%	5.70%	5.79%
	70.01% – 75%	5.79%	5.82%	5.83%	5.84%	5.94%	6.03%

For all DSCR calculations -
Please refer to the DSCR Methodology on page 16 within the Full Product Guide

Current 3 month Libor rate

0.80%

Please note that these rates are eligible on new applications submitted from the 1st – 31st July 2019.

- ERCs are based on the full term of the loan as per Shawbrook's variable rate options. This also applies to instances where the total term exceeds that of the fixed rate.
- Fixed rates are based on a price loading above the equivalent variable margin plus LIBOR* rate of 0.80%. Where the margin of the underlying Variable product changes, we reserve the right to change the fixed rates accordingly.

Commercial Mortgages Fixed Rate Pricing

Term Pricing July 2019

Commercial investment		All-in variable rate	Fixed rate pricing					DSCR coverage
	LTV		3yr	4yr	5yr	7yr	10yr	
CI1.1 Small Commercial Investment	up to 55%	5.60%	5.63%	5.64%	5.65%	5.75%	5.84%	
	55.01% – 65%	5.90%	5.93%	5.94%	5.95%	6.05%	6.14%	
	65.01% – 75%	6.60%	6.63%	6.64%	6.65%	6.75%	6.84%	
CI1.2 Commercial Investment	up to 55%	5.20%	5.23%	5.24%	5.25%	5.35%	5.44%	
	55.01% – 65%	5.50%	5.53%	5.54%	5.55%	5.65%	5.74%	
	65.01% – 75%	5.80%	5.83%	5.84%	5.85%	5.95%	6.04%	
CI2.1 Small Semi-commercial Investment	up to 55%	5.30%	5.33%	5.34%	5.35%	5.45%	5.54%	
	55.01% – 65%	5.60%	5.63%	5.64%	5.65%	5.75%	5.84%	
	65.01% – 75%	6.00%	6.03%	6.04%	6.05%	6.15%	6.24%	
CI2.2 Semi-commercial Investment	up to 55%	4.85%	4.88%	4.89%	4.90%	5.00%	5.09%	
	55.01% – 65%	4.95%	4.98%	4.99%	5.00%	5.10%	5.19%	
	65.01% – 75%	5.30%	5.33%	5.34%	5.35%	5.45%	5.54%	
CC1 Complex Commercial	up to 70%	6.00%	6.03%	6.04%	6.05%	N/A	N/A	
TB1 Commercial Trading Business	up to 50%	6.10%	6.13%	6.14%	6.15%	6.25%	6.34%	
	50.01% – 60%	6.20%	6.23%	6.24%	6.25%	6.35%	6.44%	
	60.01% – 70%	6.70%	6.73%	6.74%	6.75%	6.85%	6.94%	
	70.01% – 75%	7.30%	7.33%	7.34%	7.35%	7.45%	7.54%	
TB2 Semi-commercial Trading Business	up to 60%	5.70%	5.73%	5.74%	5.75%	5.85%	5.94%	
	60.01% – 70%	5.95%	5.98%	5.99%	6.00%	6.10%	6.19%	
	70.01% – 75%	6.70%	6.73%	6.74%	6.75%	6.85%	6.94%	
TB3 Pub Trading Business	up to 60%	7.20%	7.23%	7.24%	7.25%	7.35%	7.44%	

For all DSCR calculations -
Please refer to the DSCR Methodology on page 16 within the Full Product Guide

Current 3 month Libor rate 0.80%

Please note that these rates are eligible on new applications submitted from the 1st – 31st July 2019.

Key criteria (TERM ONLY)

- Please refer to previous page's Key Criteria for term products

Short Term & Regulated Bridging Pricing July 2019

	LTV		
	0 – 50%	50.01% – 65%	65.01% – 75%
STL1 Residential	0.43% pm	0.53% pm	0.70% pm
STL2 Semi-commercial	0.75% pm	0.75% pm	0.81% pm
	0 – 50%	50.01% – 65%	65.01% – 70%
STL3 Commercial	0.83% pm	0.83% pm	0.83% pm
	0 – 50%	50.01% – 65%	65.01% – 75%
HR1 Residential heavy refurbishment	0.60% pm	0.65% pm	0.75% pm
	0 – 50%	50.01% – 65%	65.01% – 70%
HR2 Commercial and semi-commercial heavy refurbishment	0.83% pm	0.83% pm	0.83% pm
	0 – 45%	45.01% – 55%	55.01% – 70%
RB1 Regulated bridging – purchase	0.59%	0.65%	0.69%
RB2 Regulated bridging – refurbishment	0.65%	0.69%	0.73%

**Refers to all STL & RB rates

**** Once offered, the rate will remain fixed at the offered rate for the term of the loan (subject to Shawbrook Terms & Conditions).**