



Product Guide

Property Investment & Bridging

Contact information

For new enquiries

email or call the sales desk on:
cm.broker@shawbrook.co.uk

0330 123 4521

For new and existing Bridging enquiries

call the bridging team on:

0330 123 4523

For existing enquiries

call the lending team on:

0330 123 4524

- quoting your reference number

**Proudly
different.**

Regulated Bridging

Loans from £50k – £5m

Loan to value up to 70%

Product	Loan to Value	Rate	Term & Repayment	Arrangement fee	ERCs
Regulated Bridging (RB1) and Regulated Bridging - Refurbishment (RB2)	Up to 50%	0.50% per month	Interest-only rollup mortgage. No minimum term, No minimum interest. Maximum term 12 Months.	1.95% Full fee added to the loan outside of max LTVs.	None
	50.01% - 60%	0.60% per month			
	60.01% - 70%	0.70% per month			
Existing Customers	0.25% discounts available on Arrangement fees for existing customers				

Specialist Lending Features

(For our full criteria please **visit our website** or contact your Regional Development Manager)

Applicant	These products are only available to individual clients that are UK Nationals residing in the UK.
Property	Residential property only.
Likely scenarios for a Regulated Bridge	Chain breaks, Downsizing, Auction purchase. Light refurbishment acceptable (on either the previous property or the new property). We will NOT allow any element of unsecured debt consolidation as part of our application.
Location	England, Wales and Scotland.
Additional Security	You can top up to a 100% of purchase price as a 2 nd charge against a clients Residential property.

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Bridging & Light Refurbishment

Term loans from £50k – £15m

Loan to value up to 75%*

Product	Loan to Value	Rate	Term & Repayment	Arrangement fee	ERCs
Residential (STL1)	Up to 50%	0.50% per month	Maximum term 24 months. No minimum interest Interest Fully Rolled Up, Part-Rolled Up or Serviced (subject to affordability). We will calculate the total potential interest over the term & add the arrangement fee to calculate the gross loan amount. The net advance will be less this interest and fee.	1.95%	None
	50.01% - 60%	0.60% per month			
	60.01% - 70%	0.70% per month			
	70.01% - 75%	0.75% per month			
	75.01% - 85%*	0.85% per month			
Semi-Commercial (STL2)	Up to 50%	0.60% per month			
	50.01% - 60%	0.70% per month			
	60.01% - 70%	0.80% per month			
	70.01% - 75%	0.85% per month			
Commercial (STL3)	Up to 50%	0.80% per month			
	50.01% - 60%	0.90% per month			
	60.01% - 70%	1.00% per month			

Existing Customers	0.25% discounts available on Arrangement fees for existing customers
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Specialist Lending Features

(For our full criteria please [visit our website](#) or contact your Regional Development Manager)

Applicant Type	Individual, Ex Pats, Ltd Company, SPV, LLP, Trusts, SIPPS and Complex Company Structures can be considered.
Personal Guarantees	As a minimum, a personal guarantee equal to 25% or £50,000 (whichever is higher) of the loan size will be required from all directors where they have 25% or more shareholding. There are also no requirements for debentures.
Experience	We will consider applicant with no experience when lending on Residential and Semi Commercial assets including light refurbishment schemes and in most cases can consider the term exit. For Commercial assets we can consider applicants who have owned or managed 1 investment property within the same sector in the last 5 years.
Property Types	We will consider complex securities that could include Commercial offices, industrial units, flats above commercial premises, multi-unit blocks (including flats which are under 30sqm), Large and Small HMOs.
Likely scenarios for Light refurbishment products	Basic refurbishment works including, but not limited to: decorating, replacement/renewal of kitchens, bathrooms, fixtures & fittings, flooring, windows & doors. Minor remedial/repair/improvement works (damp repairs, re-plastering etc.). Basic conversion to HMOs where there are no significant alterations to the layout of the property.
Additional Security	You can top up to a 100% of purchase price as a 2 nd charge against a clients Residential property or a BTL investment property.
Development Exit	Can be considered up to 75% when we have sales or exchange of contract for properties within the site.
Bridge to Term	We can consider a term loan exit at the start of the bridging underwriting process. A reduced arrangement fee will apply, with the security of a consistent valuation methodology from the same valuer. There is no requirement for a property to have been mortgaged for 6 months prior to refinance.
Acquisition for planning	We can lend when the client is looking to acquire planning gain on an asset.
*Lending for Refurbishment Costs	Maximum loan size £500k. 75.01-85% LTV lending for refurbishment costs only. Up to 100% of the refurbishment costs can be funded but the total loan cannot exceed 85% of the day one purchase price/value or 75% of the post works value (whichever is lower).

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Bridging & Heavy Refurbishment

Term loans from £50k – £15m

Loan to value up to 75%

Product	Loan to Value	Rate	Term & Repayment	Arrangement fee	ERCs
Residential Heavy Refurbishment (HR1)	Up to 50%	0.60% per month	Maximum term 24 months. No minimum interest, Interest Fully Rolled Up, Part-Rolled Up or Serviced, (subject to affordability). The net advance will be less total potential interest over the term with the gross loan calculated as interest for the entire term and the arrangement fee added.	1.95%	None
	50.01% - 60%	0.70% per month			
	60.01% - 70%	0.80% per month			
	70.01% - 75%	0.85% per month			
Commercial and Semi-Commercial Heavy Refurbishment (HR2)	Up to 50%	0.90% per month			
	50.01% - 60%	1.00% per month			
	60.01% - 70%	1.10% per month			

Existing Customers	0.25% discounts available on Arrangement fees for existing customers
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Specialist Lending Features

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Applicant Type	Individual, Ex Pats, Ltd Company, SPV, LLP, Trusts, SIPPS and Complex Company Structures can be considered.
Personal Guarantees	A personal guarantee equal to the loan size will be required from all directors where they have 25% or more shareholding. There are no requirements for debentures.
Experience	We will consider applicants who have experience of completing a similar scale project within the last 5 years.
Property Types	We will consider complex securities that could include Commercial offices, industrial units, flats above commercial premises, multi-unit blocks (including flats which are under 30sqm), Large and Small HMOs.
Likely scenarios for Heavy refurbishment products	<p>Single dwelling – used where the client sees the opportunity to add value by increasing the usable space in the property, perhaps with an extension or internal restructure.</p> <p>HMOs – either an existing HMO that requires structural changes to maximise the space available or conversions of single dwellings to HMOs that require planning.</p> <p>Multi-units – either complete refurbishment of multiple flats or where planning exists to convert a single dwelling into flats/ maisonettes to increase rental revenue and/ or value.</p> <p>Semi Commercial – likely to be the conversion of the commercial element to residential or some heavier refurbishment to the existing residential element of the security, this could include schemes under permitted development rights.</p> <p>Commercial – likely to be either under permitted development rights OR where planning permission has already been granted to convert a commercial property to residential.</p>
Additional Security	You can top up to a 100% of purchase price as a 2 nd charge against a clients Residential property of a BTL investment property.
Bridge to Term	We can consider the clients potential term exit at the start of the bridging underwriting process. The client will benefit from a reduced arrangement fee as well security of a consistent valuation methodology from the same valuer. There is no minimum requirement for a property to be mortgaged for 6 months prior to refinance.

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Buy to Let, HMO and Portfolios

Term loans from £50k – £25m

Loan to value up to 75%

Product	Loan to Value	Variable rate*	Fixed rate pricing			Term & Repayment	Arrangement fee	ERCs
			3 Yr	5 Yr	10 Yr			
Single BTL (Loans up to £750k)	Up to 65%	4.34% (SBR* + 3.59%)	4.39%	4.44%	4.59%	3 – 30 years interest only, part capital repayment or full capital repayment.	1.50%	3, 4 or 5 year term: 3% of the loan balance reduced to 1% in the final year of the term. 5 years or more term: 3% of the loan balance for the first 5 years reduced to 0% thereafter.
	65.01% - 75%	4.44% (SBR* + 3.69%)	4.49%	4.54%	4.69%			
Complex BTL (Loans above £750k, portfolios & small HMOs)	Up to 65%	4.34% (SBR* + 3.59%)	4.39%	4.44%	4.59%			
	65.01% - 75%	4.44% (SBR* + 3.69%)	4.49%	4.54%	4.69%			
Large HMO (HMO with 7 or more occupants)	Up to 65%	4.34% (SBR* + 3.59%)	4.39%	4.44%	4.59%			
	65.01% - 75%	4.44% (SBR* + 3.69%)	4.49%	4.54%	4.69%			
Existing Customers	0.25% discounts available on Arrangement fees for existing customers				Ex Pats	0.25% loading to be added to the rate		

Specialist Lending Features

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Applicant Type	Individual, Ltd Company, SPV, LLP, Trusts, SIPPS and Complex Company Structures can be considered.
Personal Guarantees	As a minimum, a personal guarantee equal to 25% or £50,000 (whichever is higher) of the loan size will be required from all directors where they have 25% or more shareholding. There are also no requirements for debentures.
Automated Valuation Model (AVM)	We utilise AVMs on standard properties up to a maximum property value of £600,000 (For parameters please refer to the BTL Lending Criteria).
Tenancy Types	We can look at securities that have complex tenancy types which include social registered landlords or securities with various and complex tenant profiles (subject to individual review).
Customer Appetite Statement	This is an agreed loan exposure 'ceiling' which can be reviewed as our relationship with your client grows. It is available to those customers expected to complete multiple transactions, delivering a host of benefits through the funding journey. While these are not committed funds, a Shawbrook Customer Appetite Statement signifies belief in a customer's business model and also represents our appetite to continue to consider new applications.
Experience	We will consider applicants with various levels of experience including first time landlords who have a minimum income of £50,000.
Property Types	We will consider complex securities that could include flats above commercial premises, multi-unit blocks (including flats which are under 30sqm), Large and Small HMOs and portfolios.
Flexibility	There is no minimum requirement for a property to be mortgaged for 6 months prior to refinance.

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***Shawbrook Base Rate (SBR) is subject to a minimum floor of 0.75%. This means that if SBR is lower than 0.75% the rate we charge on SBR linked products will remain at 0.75% plus margin. Please note that the current Shawbrook Base Rate is 0.10% (as of March 2020).**

Commercial Investments (subject to criteria)

Term loans from £50k – £25m

Loan to value up to 75% of vacant possession or market value

Product	Loan to Value	Variable rate*	Fixed rate pricing			Term & Repayment	Arrangement fee	ERCs
			3 Yr	5 Yr	10 Yr			
Commercial loans up to £100,000 (CI1.1)	Up to 55%	6.09% (SBR* + 5.34%)	6.12%	6.14%	6.24%	3 - 25 Year Term Interest Only - Commercial up to 70% Part Capital & Full Capital Commercial and Semi- Commercial up to 75% LTV Bespoke amortization available.	1.50% May be added to the loan upon completion in addition to the product maximum LTV	2 Year Term - 3%, 3% 3 Year Term - 3%, 3%, 1% 4 Year Term - 3%, 3%, 3%, 3% 5 Year Term - 3%, 3%, 3%, 3%, 1% Terms in excess of 5 years - 3% for the first 5 years, 0% thereafter *Please note, ERCs apply to the term of the mortgage, NOT the fixed rate period.
	55.01% - 65%	6.39% (SBR* + 5.64%)	6.42%	6.44%	6.54%			
	65.01% - 75%	7.25% (SBR* + 6.50%)	7.28%	7.30%	7.40%			
Commercial Loans above £100,000 (CI1.2)	Up to 55%	5.69% (SBR* + 4.94%)	5.72%	5.74%	5.84%			
	55.01% - 65%	6.09% (SBR* + 5.34%)	6.12%	6.14%	6.24%			
	65.01% - 75%	6.49% (SBR* + 5.74%)	6.52%	6.54%	6.64%			
Complex Commercial (CC1)	Up to 70%	6.40% (SBR* + 5.65%)	6.43%	6.45%	N/A	2, 3, 4 or 5 year terms available. Interest Only or Part-Capital - bespoke amortization available.		

Existing Customers	0.25% discounts available on Arrangement fees for existing customers	Ex Pats	0.25% loading to be added to the rate
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Specialist Lending Features

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Applicant Type	Individual, Ltd Company, SPV, LLP, Trusts, SIPPS and Complex Company Structures can be considered.
Personal Guarantees	As a minimum, a personal guarantee equal to 25% or £50,000 (whichever is higher) of the loan size will be required from all directors where they have 25% or more shareholding. There is also no requirements for debentures. On the Complex Commercial CC1 product a guarantee equal to the loan size will be required.
Tenancy/Lease Types	We can look at securities that have complex tenancy/lease types which include short leases, licenses and complex lease situations.
Customer Appetite Statement	This is an agreed loan exposure 'ceiling' which can be reviewed as our relationship with your client grows. It is available to those customers expected to complete multiple transactions, delivering a host of benefits through the funding journey. While these are not committed funds, a Shawbrook Customer Appetite Statement signifies belief in a customer's business model and also represents our appetite to continue to consider new applications.
Experience	We will consider applicants with various levels of experience including first time commercial landlords with suitable BTL experience.
Property Types	We will consider complex securities that could include flats above commercial premises, Industrial units, Serviced offices, and various others.
Complex Commercial	Designed for those complex deals that include Vacant commercial, change of use, serviced offices, licences and short leases.
Loan Term	We can lend longer than the term of the commercial lease- up to 25 years interest only at 70% or 75% LTV with part amortisation.
Flexibility	There is no minimum requirement for a property to be mortgaged for 6 months prior to refinance.

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Semi-Commercial Investments (subject to criteria)

Term loans from £50k – £25m

Loan to value up to 75% of vacant possession or market value

Product	Loan to Value	Variable rate*	Fixed rate pricing			Term & Repayment	Arrangement fee	ERCs	
			3 Yr	5 Yr	10 Yr				
Semi-Commercial loans up to £100,000 (CI2.1)	Up to 55%	5.70% (SBR* + 4.95%)	5.73%	5.75%	5.85%	3 - 25 Year Term Interest Only - Semi- Commercial up to 75% LTV Part Capital & Full Capital Commercial and Semi- Commercial up to 75% LTV Bespoke amortization available.	1.50% May be added to the loan upon completion in addition to the product maximum LTV	2 Year Term - 3%, 3%	
	55.01% - 65%	6.00% (SBR* + 5.25%)	6.03%	6.05%	6.15%			3 Year Term - 3%, 3%, 1%	
	65.01% - 75%	6.69% (SBR* + 5.94%)	6.72%	6.74%	6.84%			4 Year Term - 3%, 3%, 3%, 3%	
Semi-Commercial Loans above £100,000 (CI2.2)	Up to 55%	5.25% (SBR* + 4.50%)	5.28%	5.30%	5.40%			5 Year Term - 3%, 3%, 3%, 3%, 1%	Terms in excess of 5 years - 3% for the first 5 years, 0% thereafter
	55.01% - 65%	5.49% (SBR* + 4.74%)	5.52%	5.54%	5.64%			*Please note, ERCs apply to the term of the mortgage, NOT the fixed rate period.	
	65.01% - 75%	5.99% (SBR* + 5.24%)	6.02%	6.04%	6.14%				
Existing Customers	0.25% discounts available on Arrangement fees for existing customers					Ex Pats	0.25% loading to be added to the rate		

Specialist Lending Features(For our full criteria please [visit our website](#) or contact your Regional Development Manager)

Applicant Type	Individual, Ltd Company, SPV, LLP, Trusts, SIPPS and Complex Company Structures can be considered.
Personal Guarantees	As a minimum, a personal guarantee equal to 25% or £50,000 (whichever is higher) of the loan size will be required from all directors where they have 25% or more shareholding. There are also no requirements for debentures.
Tenancy/Lease Types	We can look at securities that have complex tenancy/lease types which include short leases, licenses and complex lease situations.
Customer Appetite Statement	This is an agreed loan exposure 'ceiling' which can be reviewed as our relationship with your client grows. It is available to those customers expected to complete multiple transactions, delivering a host of benefits through the funding journey. While these are not committed funds, a Shawbrook Customer Appetite Statement signifies belief in a customer's business model and also represents our appetite to continue to consider new applications.
Experience	We will consider applicants with various levels of experience including first time commercial landlords with suitable BTL experience.
Property Types	We will consider complex securities that could include flats above commercial premises, Industrial units, Serviced offices, and various others.
Loan Term	We can lend longer than the term of the commercial lease- up to 25 years interest only at 70% or 75% LTV with part amortisation.
Flexibility	There is no minimum requirement for a property to be mortgaged for 6 months prior to refinance.

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Shawbrook Lending Criteria at a glance

Criteria	Product range Applicable				
	Regulated Bridging	Unregulated Bridging	BTL	CI	
Loan	Minimum Loan	£50,000	£40,000 (loans less than £50,000 by manual submission only)		
	Maximum Loan on a single asset	£5,000,000			
	Maximum Exposure	£5,000,000	£15,000,000	£25,000,000	
	Minimum Term	1 Month		3 Years (2 Years for CC1)	
	Maximum Term	12 Months	24 Months	30 Years	25 Years (5 years for CC1)
	Repayment Method	Interest Fully Rolled Up	Interest Fully Rolled Up, Part-Rolled Up or Serviced	Interest Only, Part Capital or full capital repayment	
	Maximum LTV	70%	75% (*85% for Lending for Refurbishment Costs)	75%	75% (70% for Interest Only on CI1.1 & 1.2)
Customer	Age	Minimum of 21 years of age at the start of the mortgage and no older than 80 years of age at the end of the mortgage term.			
	Type	UK Nationals residing in the UK	Individuals (UK and EU and other foreign nationals residing in the UK), LTD Company, PLC, LLP Trusts (Minimum Loan size £1m), SIPPS (Minimum Loan size £1m) & Ex Pats.		
	Personal Guarantees	N/A	A personal guarantee equal to 25% of the loan size will be required from all directors where they have more than a 25% shareholding, subject to a minimum of £50,000, unless there is an element of refurbishment or a CC1 product is required where the guarantee would need to be equal to 100% of the loan size.		
	Credit Status	No Unsatisfied CCJ's in the last 24 months. No Mortgage, Secured or tenancy arrears in the last 12 months. No Unsatisfied defaults over £100 in the last 24 months. Bankruptcy, CVA/IVA discharged or satisfied for at least 12 months. No history of receivership, Administration Order or winding up petition in the last 36 months.			
	Experience	None required	None required for residential and semi commercial property where no works or light works are being completed. If borrowing for refurbishment costs, applicants should have completed a similar scale project within 5 years. If fully commercial property we need evidence of managing similar property.	Residential - 1 BTL property for 12 months. Small HMO - 1 HMO for 12 Months or 1 other BTL & >£30,000 income. Large HMO - 1 Similar sized HMO for 12 Months. First time landlords >£50,000 income (Single BTL product only).	Owned at least 1 investment property & security let on an FRI lease with at least 2 years before the next break or 2 years relevant sector experience. CC1 Product - 2 years relevant sector experience.
Security	Charge	1 st legal charge over the security offered.			
	Location	England, Wales and Scotland.			
	Semi-Commercial			The residential element needs to amount to more than 50% of the total valuation and have its own separate access.	
	Tenure	Freehold and Feuhold (In Scotland) acceptable. Leasehold with minimum 55 years remaining at the end of the mortgage term.			
	Minimum	Residential unit size of 30 Sqm.			

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Shawbrook Bank Limited

Registered office: Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex, CM13 3BE. Registered in England and Wales – Company Number 388466.

Shawbrook is authorised by the Prudential Regulation Authority and Regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Fees and charges

Fees			
Valuation fee	<ul style="list-style-type: none"> Payable by applicant Broker partner to confirm and instruct valuation via Broker Hub 	<ul style="list-style-type: none"> Please see the Valuation Fee Scale on the broker hub for guideline pricing 	<ul style="list-style-type: none"> Single residential properties valued in excess of £2m will require a commercial valuation
Panel managers	<p>Term Transactions: Appraisers UK Ltd T 01454 855 444 www.appraisersuk.com Bridging Transactions: VAS Group T 01642 262 217 https://manager.vas-panel.com</p>		
Lender arrangement fee	Arrangement fees of 1.5% for term deals and 1.95% for bridging deals are added to the loan, outside of LTVs.		
Lender legal fees	Loan size	Commercial & semi commercial property	Residential investment property
	Up to £100k	£950 + VAT	£650 + VAT
	£101k – £300k	£1250 + VAT	£750 + VAT
	£301k – £500k	£1450 + VAT	£850 + VAT
	£501k – £750k	£1650 + VAT	£950 + VAT
	£751k – £1m	£1950 + VAT	£1050 + VAT
	>£1m	The fees are confirmed on a case by case basis depending on the structure of the application.	
	<ul style="list-style-type: none"> Plus disbursements including title insurance (costs range from £160 – £520) and any additional security being taken. Legal fees deducted from loan advance. Applicants require their own solicitor to act for them on purchase applications (including transfer of equity). On re-mortgages, individual applicants can proceed without separate solicitors (Non-Rep). 		
Shawbrook's panel solicitors	<p>England and Wales Pure Law – T: 01277 897 300 enquiries@purelawllp.co.uk</p>		<p>Scotland Wilson McKendrick – T: 0141 222 7950 info@wilsonmckendrick.co.uk</p>
Early repayment charges	<p>Term 2 year term - 3%, 3% 3 year term - 3%, 3%, 1% 4 year term - 3%, 3%, 3%, 3% 5 year term - 3%, 3%, 3%, 3%, 1% 6-30 year term - 3%, 3%, 3%, 3%, 3%, 0%</p>		<p>Overpayments For term products, the client can pay up to 10% of the outstanding balance of the loan during each year of the term without incurring an early repayment charge. If the client wishes to pay more than 10% in any year, this will be viewed as a partial redemption and an early repayment charge will become due on the full amount overpaid in that year, the charge will be as follows:-</p> <ul style="list-style-type: none"> For unregulated bridging products the client will not incur an early repayment charge Overpayments will incur a £200 administration fee
	Interest only, part capital and full capital payment profiles available, please refer to online mortgage calculator or call the sales desk.		

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