



Product Guide

Property Investment & Bridging

Our network of professional Broker Partners bring insight to our products and better outcomes for their customers.

July 2020

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

email or call the Bridging team on:
cm.stl@shawbrook.co.uk

0330 123 4523

For existing enquiries

call the lending team on:

0330 123 4524

- quoting your reference number

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Unregulated Bridging & Light Refurbishment

Term loans from £50k – £15m

Product	Loan to Value	Fixed Rates
Residential (STL1)	Up to 50%	0.55% per month
	50.01% - 65%	0.65% per month
	65.01% - 75%	0.79% per month
Semi-Commercial (STL2)	Up to 65%	0.85% per month
	65.01% - 75%	0.95% per month
Commercial (STL3)	Up to 70%	1.00% per month

Regulated Bridging

Loans from £50k – £2.5m

Product	Loan to Value	Fixed Rates
Regulated Bridging (RB1)	Up to 45%	0.66% per month
	45.01% - 55%	0.72% per month
	55.01% - 70%	0.76% per month
Regulated Bridging – Refurbishment (RB2)	Up to 45%	0.72% per month
	45.01% - 55%	0.76% per month
	55.01% - 70%	0.80% per month

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Buy-to-Let, HMO and Portfolios Term loans from £50k – £25m

Product	Loan to Value	SBR +*	Pay Rate
Single BTL (Loans up to £750K)	Up to 55%	3.59%	4.34%
	55.01% - 65%	3.59%	4.34%
	65.01% to 75%	3.79%	4.54%
Complex BTL (Loans above £750K, portfolios & small HMOs)	Up to 55%	3.69%	4.44%
	55.01% - 65%	3.69%	4.44%
	65.01% to 75%	3.89%	4.64%
Large HMO (HMO with 7 or more occupants)	Up to 55%	4.09%	4.84%
	55.01% - 65%	4.09%	4.84%
	65.01% to 75%	4.24%	4.99%

Commercial Investments Term loans from £50k – £25m

Product	Loan to Value	SBR +*	Pay Rate
Commercial loans up to £100,000 (C1.1)	Up to 55%	5.34%	6.09%
	55.01% - 65%	5.64%	6.39%
	65.01% - 75%	6.50%	7.25%
Commercial loans above £100,000 (C1.2)	Up to 55%	4.94%	5.69%
	55.01% - 65%	5.34%	6.09%
	65.01% - 75%	5.74%	6.49%
Semi-Commercial loans up to £100,000 (C12.1)	Up to 55%	4.95%	5.70%
	55.01% - 65%	5.25%	6.00%
	65.01% - 75%	5.94%	6.69%
Semi-Commercial loans above £100,000 (C12.2)	Up to 55%	4.50%	5.25%
	55.01% - 65%	4.74%	5.49%
	65.01% - 75%	5.24%	5.99%
Complex Commercial (CC1)	Up to 70%	5.65%	6.40%

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Margin Modifiers - Buy-to-Let, HMOs & Portfolios	
Ex-pats	0.25% Loading added to the rate
3 Year Fixed Rate	0.05% Loading added to the rate
5 Year Fixed Rate	0.10% Loading added to the rate
10 year Fixed rate	0.25% Loading added to the rate

Margin Modifiers - Commercial Investments	
Ex-pats	0.25% Loading added to the rate
3 Year Fixed Rate	0.03% Loading added to the rate
5 Year Fixed Rate	0.05% Loading added to the rate
10 year Fixed rate	0.15% Loading added to the rate

*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)

Shawbrook Lending Criteria at a glance

Criteria	Product range Applicable			
	Unregulated Bridging	BTL	CI	
Loan	Minimum Loan	£40,000 (loans less than £50,000 by manual submission only)		
	Maximum Loan on a single asset	£5,000,000		
	Maximum Exposure	£15,000,000	£25,000,000	
	Minimum Term	1 Month	3 Years (2 Years for CC1)	
	Maximum Term	24 Months	30 Years	25 Years (5 years for CC1)
	Repayment Method	Interest Fully Rolled Up, Part-Rolled Up or Serviced	Interest Only, Part Capital or full capital repayment	
	Maximum LTV	75%	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	Individuals (UK and EU nationals residing in the UK), LTD Company, PLC, LLP, Trusts (Minimum Loan size £1m), SIPPS (Minimum Loan size £1m) & Ex-pats		
	Personal Guarantees	A personal guarantee equal to 25% of the loan size will be required from all directors where they have more than a 20% shareholding, subject to a minimum of £50,000, unless there is an element of refurbishment, a trading business or a CC1 product is required where the guarantee would need to be equal to 100% of the loan size		
	Credit Status	No Unsatisfied CCJs in the last 24 months. Recently satisfied CCJs considered by exception, Large CCJs (>£5,000) historic considered by exception. 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 for residential and semi-commercial property where no works are being completed. If borrowing for refurbishment costs, applicants should have completed a similar scale project within the last 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	1st 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.

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Fees			
Valuation fee	<ul style="list-style-type: none"> Payable by applicant (can now be paid online) 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 Business valuation typically £1,200 + VAT 	<ul style="list-style-type: none"> Single residential properties valued in excess of £2m will require a commercial valuation
Panel managers	Appraisers UK Ltd T: 01454 855444 www.appraisersuk.com		
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	England and Wales Pure Law – T: 01277 897 300 enquiries@purelawllp.co.uk	Scotland Wilson McKendrick – T: 0141 222 7950 info@wilsonmckendrick.co.uk	
Early repayment charges	Term		Overpayments
	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%		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:- <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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