

Commercial Mortgage Range Product Guide

FINANCE FOR COMMERCIAL PROPERTY

	Applications from Individuals			Applications from Limited Companies		
Credit Type	Prime	Light Adverse	Medium Adverse	Prime	Light Adverse	Medium Adverse
Variable Rate	7.99%	8.99%	9.99%	7.99%	8.99%	9.99%
Maximum LTV	70% Purchase 65% Remortgage (180 day value)	65% (180 day value)	60% (90 day value)	70% Purchase 65% Remortgage (180 day value)	65% (180 day value)	60% (90 day value)
Loan Size	<p>£150,000 to £500,000 Loans above £500,000 are subject to director review and approval</p>					
Repayment Terms	Interest Only: Min 6 years - Max 10 years Capital and Interest: Min 6 years - Max 20 years					
Early Repayment Charges	4% up to the end of year 3, 3% up to the end of year 4, 2% up to the end of year 5, 1% from year 6 and thereafter					
Arrangement Fee	3% added to loan					
Valuation & Legal Fees	We will lend on the 180 day market value figure, subject to the difference between the 180 day figure and 90 day figure being no more than 10%. Valuation & legal fees will be calculated on a case by case basis					
Exclusions	Types of security that are excluded from this product range: Petrol stations, chemical works, places of worship, sports clubs, casinos, dry cleaners, property owned by a charity, environmentally contaminated properties					
Procurator Fee	0.75%					