



**Shawbrook  
Bank**

# CELEBRAT10N.

## Product Guide

**Confidently  
Shawbrook.**

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### Contact information

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## Regulated Bridging

Loans from £50k – £5m

Loan to value up to 75%

Product	Loan to Value	Rate	Term & Repayment	Arrangement fee	ERCs	Broker Partner procurement fee
<b>Regulated Bridging</b> (RB1) <b>Regulated Bridging - Refurbishment</b> (RB2)	Up to 50%	0.45% per month	Interest-only rollup mortgage.  <b>No</b> minimum term, <b>No</b> minimum interest.  Maximum term 12 Months.	1.95%  Full fee added to the loan outside of max LTVs.	<b>None</b>	1.95%
	50.01% - 60%	0.50% per month				
	60.01% - 65%	0.60% per month				
	65.01% - 70%	0.65% per month				
	70.01% - 75%	0.70% per month				
<b>Existing Customers</b>	0.25% discounts available on <b>arrangement fees</b> for existing customers					

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## Unregulated Bridging & Light Refurbishment

Term loans from £50k – £15m

Loan to value up to 75%\*

Product	Loan to Value	Rate	Term & Repayment	Arrangement fee	ERCs	Broker Partner procuracy fee
<b>Residential</b> (STL1)	Up to 50%	0.50% per month	<p>Maximum term 24 months.</p> <p><b>No</b> minimum interest, interest fully rolled up, part-rolled up or serviced (subject to affordability).</p> <p>We will calculate the total potential interest over the term &amp; add the arrangement fee to calculate the gross loan amount. The net advance will be less this interest and fee.</p>	1.95%	<b>None</b>	1.95%
	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				
<b>Semi-Commercial</b> (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				
<b>Commercial</b> (STL3)	Up to 50%	0.80% per month				
	50.01% - 60%	0.90% per month				
	60.01% - 70%	1.00% per month				
<b>Existing Customers</b>	0.25% discounts available on <b>arrangement fees</b> for existing customers					
<b>*Lending for Refurbishment Costs</b>	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).					

## Heavy Refurbishment

Product	Loan to Value	Rate	Term & Repayment	Arrangement fee	ERCs	Broker Partner procuracy fee
<b>Residential Heavy Refurbishment</b> (HR1)	Up to 50%	0.60% per month	<p>Maximum term 24 months.</p> <p><b>No</b> minimum interest, interest fully rolled up, part-rolled up or serviced (subject to affordability).</p> <p>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.</p>	1.95%	<b>None</b>	1.95%
	50.01% - 60%	0.70% per month				
	60.01% - 70%	0.80% per month				
	70.01% - 75%	0.85% per month				
<b>Commercial and Semi-Commercial Heavy Refurbishment</b> (HR2)	Up to 50%	0.60% per month				
	50.01% - 60%	0.70% per month				
	60.01% - 70%	0.80% per month				
<b>Existing Customers</b>	0.25% discounts available on <b>arrangement fees</b> for existing customers					

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Non-Portfolio Product	Loan to Value	Fixed rate pricing		Term & Repayment	Arrangement fee	Broker Partner procurement fee
		5 Yr				
<b>Key Eligibility Criteria</b> <ul style="list-style-type: none"> <li>Non-portfolio landlords only</li> <li>Single dwellings - house or flat in block up to four storeys</li> <li>Small HMOs - 6 or less households</li> <li>Property must meet AVM criteria and proceed based on successful AVM result</li> <li>Individuals, simple ltd co, SPV and LLP applicants only</li> </ul>	75%	3.69%		5 - 30 years interest only, part capital repayment or full capital repayment.	1.50% (can be added to loan)	0.75%
<ul style="list-style-type: none"> <li>Enhanced application experience via MyShawbrook Buy-to-Let</li> </ul>		<ul style="list-style-type: none"> <li>Available to first time landlords</li> </ul>		<ul style="list-style-type: none"> <li>AVM means no valuation costs</li> </ul>		

**NEW**						
Portfolio Product	Loan to Value	Fixed rate pricing		Term & Repayment	Arrangement fee	Broker Partner procurement fee
		5 Yr				
<b>Key Eligibility Criteria</b> <ul style="list-style-type: none"> <li>Individual or standalone SPV portfolio landlords</li> <li>Multiple simple assets (single dwellings or small HMOs)</li> <li>Property must meet AVM criteria and return a successful AVM result. (A full valuation can be instructed afterwards)</li> </ul>	75%	4.09%		5 - 30 years interest only, part capital repayment or full capital repayment	1.50% (can be added to loan)	1.00%
<ul style="list-style-type: none"> <li>Non-portfolio cases that do not proceed with an AVM can apply for this product</li> </ul>						

Specialist Product	Loan to Value	Variable rate*	Fixed rate pricing		Term & Repayment	Arrangement fee	Broker Partner procurement fee
			3 Yr	5 Yr			
<b>Key Product Information</b> <ul style="list-style-type: none"> <li>All property types considered, including complex BTL, HMOs, blocks of flats and student accommodation</li> <li>Complex applicant types considered, including trusts, pensions and charities</li> <li>Unlimited properties on single application</li> <li>Expat borrowers (0.25% loading added to the rate)</li> </ul>	65%	4.14% (SBR* + 3.39%)	4.19%	4.24%	3 - 30 years interest only, part capital repayment or full capital repayment.	1.50% (can be added to loan)	1.50%
	75%	4.24% (SBR* + 3.49%)	4.29%	4.34%			

**Early Repayment Charges**

- 3 year term - 3% for the first 2 years, 1% in year 3
- 4 year term - 3% for 4 years
- 5 year term - 3% for 4 years, 1% in year 5
- 6 - 30 year term - 3% for first 5 years, 0% thereafter

**Existing Customers**

0.25% arrangement fee discount for existing Shawbrook customers applying for Portfolio or Specialist products only.

**\*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).**

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**Commercial Investments** (subject to criteria)

Mortgages 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	Broker Partner procurement fee
			3 Yr	5 Yr				
<b>Over £1m</b>	Up to 55%	5.49% (SBR* +4.74%)	5.52%	5.54%	<b>3 - 25 Year Term Interest Only -</b> Up to 70% LTV <b>Part Capital &amp; Full Capital</b> Up to 75% LTV Bespoke amortization available.	2.00%	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.	1.50%
	55.01% - 65%	5.69% (SBR* +4.94%)	5.72%	5.74%				
	65.01% - 75%	6.19% (SBR* +5.44%)	6.22%	6.24%				
<b>£150,001 to £1m</b>	Up to 55%	5.69% (SBR* +4.94%)	5.72%	5.74%		1.50%		
	55.01% - 65%	5.89% (SBR* +5.14%)	5.92%	5.94%				
	65.01% - 75%	6.39% (SBR* +5.64%)	6.42%	6.44%				
<b>Up to £150k</b>	Up to 55%	6.09% (SBR* +5.34%)	6.12%	6.14%		1.50%		
	55.01% - 65%	6.39% (SBR* +5.64%)	6.42%	6.44%				
	65.01% - 75%	7.25% (SBR* +6.50%)	7.28%	7.30%				
<b>Existing Customers</b>	0.25% discounts available on <b>arrangement fees</b> for existing customers				<b>Ex Pats</b>	0.25% loading to be 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).**

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**\*\*Limited Edition\*\*****70% LTV available on a 5 year fixed at 5.34%**

Product	Loan to Value	Variable rate*	Fixed rate pricing		Term & Repayment	Arrangement fee	ERCs	Broker Partner procurement fee	
			3 Yr	5 Yr					
<b>Over £1m</b>	Up to 55%	4.89% (SBR* + 4.14%)	4.92%	4.94%	<b>3 - 25 Year Term Interest Only -</b> Up to 75% LTV  <b>Part Capital &amp; Full Capital</b> Up to 75% LTV Bespoke amortization available.	2.00%	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.	1.50%	
	55.01% - 65%	4.89% (SBR* + 4.14%)	4.92%	4.94%					
	65.01% to 70% Limited Edition			5.34%					
	65.01% - 75%	5.49% (SBR* + 4.74%)	5.52%	5.54%					
<b>£150,001 to £1m</b>	Up to 55%	5.19% (SBR* + 4.44%)	5.22%	5.24%		1.50%			
	55.01% - 65%	5.19% (SBR* + 4.44%)	5.22%	5.24%					
	65.01% to 70% Limited Edition			5.34%					
	65.01% - 75%	5.79% (SBR* + 5.04%)	5.82%	5.84%					
<b>Up to £150k</b>	Up to 55%	5.70% (SBR* + 4.95%)	5.73%	5.75%		1.50%			
	55.01% - 65%	6.00% (SBR* + 5.25%)	6.03%	6.05%					
	65.01% - 75%	6.69% (SBR* + 5.94%)	6.72%	6.74%					
<b>Existing Customers</b>	0.25% discounts available on <b>arrangement fees</b> for existing customers					<b>Ex Pats</b>			0.25% loading to be 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).**

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## Fees and charges

Fees																								
<b>Valuation Fee</b>	<ul style="list-style-type: none"> <li>Payable by applicant</li> <li>Broker partner to confirm and instruct valuation via Broker Hub</li> </ul>	<ul style="list-style-type: none"> <li>Please see the Valuation Fee Scale on the broker hub for guideline pricing</li> </ul>	<ul style="list-style-type: none"> <li>Single residential properties valued in excess of £2m will require a commercial valuation</li> </ul>																					
<b>Panel Managers</b>	<b>Term Transactions: Appraisers UK Ltd</b> <b>T 01454 855 444</b> <b>www.appraisersuk.com</b>	<b>Bridging Transactions: VAS Group</b> <b>T 01642 262 217</b> <b>https://manager.vas-panel.com</b>																						
<b>Lender Arrangement Fee</b>	Arrangement fees are added to the loan, outside of LTVs. Bridging: 1.95% Buy-to-Let: 1.50% Commercial Investment under £1m: 1.50% Commercial Investment over £1m: 2.00%																							
<b>Lender Legal Fees</b>	<table border="1"> <thead> <tr> <th>Loan size</th> <th>Commercial &amp; semi commercial property</th> <th>Residential investment property</th> </tr> </thead> <tbody> <tr> <td>Up to £100k</td> <td>£950 + VAT</td> <td>£650 + VAT</td> </tr> <tr> <td>£101k – £300k</td> <td>£1250 + VAT</td> <td>£750 + VAT</td> </tr> <tr> <td>£301k – £500k</td> <td>£1450 + VAT</td> <td>£850 + VAT</td> </tr> <tr> <td>£501k – £750k</td> <td>£1650 + VAT</td> <td>£950 + VAT</td> </tr> <tr> <td>£751k – £1m</td> <td>£1950 + VAT</td> <td>£1050 + VAT</td> </tr> <tr> <td>&gt;£1m</td> <td colspan="2">The fees are confirmed on a case by case basis depending on the structure of the application.</td> </tr> </tbody> </table>	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.			
Loan size	Commercial & semi commercial property	Residential investment property																						
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>£1m	The fees are confirmed on a case by case basis depending on the structure of the application.																							
	<ul style="list-style-type: none"> <li>Plus disbursements including title insurance (costs range from £160 – £520) and any additional security being taken.</li> <li>Legal fees deducted from loan advance.</li> <li>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).</li> <li>Freehold blocks of flats and HMOs fall under the commercial &amp; semi-commercial property fee scale.</li> </ul>																							
<b>Shawbrook's Panel Solicitors</b>	<b>England and Wales</b> <b>Pure Law – T: 01277 897 300 enquiries@purelawllp.co.uk</b>	<b>Scotland</b> <b>Wilson McKendrick – T: 0141 222 7950 info@wilsonmckendrick.co.uk</b>																						
<b>Early Repayment Charges</b>	<b>Term</b> 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%	<b>Overpayments</b> 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"> <li>For unregulated bridging products the client will not incur an early repayment charge</li> <li>Overpayments will incur a £200 administration fee</li> </ul>																						
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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### 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.

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