

Commercial Mortgages Fixed Rate Pricing

Term Pricing December 2018 (continued overleaf)

Residential investment		All-in variable rate	Fixed rate pricing					DSCR coverage
	LTV		3yr	4yr	5yr	7yr	10yr	
R10.1, R10.3 Simple BTL/ MUB up to 4 units	up to 55%	3.79%	3.84%	3.94%	4.01%	4.14%	4.26%	For all DSCR calculations - Please refer to the DSCR Methodology on page 18 within the Full Product Guide
	55.01% – 65%	4.04%	4.09%	4.19%	4.26%	4.39%	4.51%	
	65.01% – 75%	4.19%	4.24%	4.34%	4.41%	4.54%	4.66%	
R10.2 HMOs to 6 rooms	up to 55%	4.24%	4.29%	4.39%	4.46%	4.59%	4.71%	
	55.01% – 65%	4.54%	4.59%	4.69%	4.76%	4.89%	5.01%	
	65.01% – 75%	4.64%	4.69%	4.79%	4.86%	4.99%	5.11%	
R11, R13 Specialist BTL & portfolios (Max £750k)	up to 55%	4.24%	4.29%	4.39%	4.46%	4.59%	4.71%	
	55.01% – 65%	4.49%	4.54%	4.64%	4.71%	4.84%	4.96%	
	65.01% – 75%	4.64%	4.69%	4.79%	4.86%	4.99%	5.11%	
R12 Specialist HMOs	up to 55%	4.69%	4.74%	4.84%	4.91%	5.04%	5.16%	
	55.01% – 65%	4.89%	4.94%	5.04%	5.11%	5.24%	5.36%	
	65.01% – 75%	5.04%	5.09%	5.19%	5.26%	5.39%	5.51%	

Residential investment		All-in variable rate	Fixed rate pricing					DSCR coverage
	LTV		3yr	4yr	5yr	7yr	10yr	
LR11, LR13 BTLs/ MUBs / Portfolios (£750k+)	up to 55%	4.03%	4.08%	4.18%	4.25%	4.38%	4.50%	For all DSCR calculations - Please refer to the DSCR Methodology on page 18 within the Full Product Guide
	55.01% – 65%	4.30%	4.35%	4.45%	4.52%	4.65%	4.77%	
	65.01% – 75%	4.50%	4.55%	4.65%	4.72%	4.85%	4.97%	
LR12 HMOs (750k+)	up to 55%	4.24%	4.29%	4.39%	4.64%	4.59%	4.71%	
	55.01% – 65%	4.50%	4.55%	4.65%	4.72%	4.85%	4.97%	
	65.01% – 75%	4.60%	4.65%	4.75%	4.82%	4.95%	5.07%	
RR1 Resi refurbishment	up to 65%	5.35%	5.40%	5.50%	5.57%	5.70%	5.82%	
	65.01% – 70%	5.49%	5.54%	5.64%	5.71%	5.84%	5.96%	
	70.01% – 75%	5.65%	5.70%	5.80%	5.87%	6.00%	6.12%	
RR2 HMO refurbishment	up to 65%	5.45%	5.50%	5.60%	5.67%	5.80%	5.92%	
	65.01% – 70%	5.55%	5.60%	5.70%	5.77%	5.90%	6.02%	
	70.01% – 75%	5.79%	5.84%	5.94%	6.01%	6.14%	6.26%	

Current 3 month Libor rate

0.80%

Please note that these rates are eligible on new applications submitted from the 1st – 31st December 2018.

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 3 – 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%.

- 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.

*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%

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Term Pricing December 2018

Commercial investment		All-in variable rate	Fixed rate pricing					DSCR coverage
	LTV		3yr	4yr	5yr	7yr	10yr	
CI1 Commercial Investment	up to 55%	5.20%	5.25%	5.35%	5.42%	5.55%	5.67%	For all DSCR calculations - Please refer to the DSCR Methodology on page 18 within the Full Product Guide
	55.01% – 65%	5.50%	5.55%	5.65%	5.72%	5.85%	5.97%	
	65.01% – 75%	5.99%	6.04%	6.14%	6.21%	6.34%	6.46%	
CI2 Semi-commercial Investment	up to 55%	4.90%	4.95%	5.05%	5.12%	5.25%	5.37%	
	55.01% – 65%	5.20%	5.25%	5.35%	5.42%	5.55%	5.67%	
	65.01% – 75%	5.54%	5.59%	5.69%	5.76%	5.89%	6.01%	
TB1 Commercial Trading Business	up to 50%	6.10%	6.15%	6.25%	6.32%	6.45%	6.57%	
	50.01% – 60%	6.20%	6.25%	6.35%	6.42%	6.55%	6.67%	
	60.01% – 70%	6.70%	6.75%	6.85%	6.92%	7.05%	7.17%	
TB2 Semi-commercial Trading Business	up to 60%	5.70%	5.75%	5.85%	5.92%	6.05%	6.17%	
	60.01% – 70%	5.95%	6.00%	6.10%	6.17%	6.30%	6.42%	
	70.01% – 75%	6.70%	6.75%	6.85%	6.92%	7.05%	7.17%	
TB3 Pub Trading Business	up to 60%	7.20%	7.25%	7.35%	7.42%	7.55%	7.67%	

Current 3 month Libor rate

0.80%

Please note that these rates are eligible on new applications submitted from the 1st – 31st December 2018.

Key criteria (TERM ONLY)

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

Short Term & Regulated Bridging Pricing December 2018

**Refers to all STL & RB rates

	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%

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