

COMMERCIAL FIXED RATE



Borrower Type	Asset Type	Max LTV	Fixed Term	Loan Term	Pay Rate	Arr. Fee	Proc. Fee <small>Paid by YBS</small>	Min. Loan	Max. Loan	Repayment Type	ERCs	Serviceability Assessment <small>Lower of Market / Passing Rent</small>
Commercial												Fixed Rate Product
Individual, Partnership, Limited Company, LLP	We have broad sector interest, we are particularly interested in the warehousing and distribution sectors, clean manufacturing businesses and good quality offices.	65%	5 Year Fixed Rate	Up to 25 Years	7.85%	2%	1%	£300K	£3m	Interest Only Reverts to C&I / Repayment	5%, 4%, 3.5%, 2.5%, 2%	Rent to provide 125% ICR at 6% OR Pay Rate +1.5% & Rent to provide 100% Debt Service at higher of 7% OR Pay Rate + 1.5%
	Contact your Relationship Director or BDM to discuss full sector eligibility and max LTV. We seek to support deals that involve: Properties which compare well against local assets, yields between 6% and 8.5%, good quality tenants and leases, modern construction	75%			7.69%					C&I / Repayment	5%, 4%, 3.5%, 2.5%, 2%	
Key Criteria												
• All borrowers must comprise 100% UK ownership and UK residency							• All products will revert to commercial SVR rate at the end of the 5 year fixed term • YBS do not lend against specialist properties which may include, but are not limited to: Properties with no alternative use, specialist leisure, developments or partially built property, properties with restrictions on place that could affect future resale, agricultural, nursing/care homes, nightclubs, hotels/B&B’s/hostels and sale of motor vehicles (car showrooms) • Properties with and EPC lower than an E are not acceptable					
• Maximum 10-year commitment for loans over £2m												
• A 0.25% commitment fee must be paid to secure the rate												
• All asset types on interest only loans will be capped at 65% LTV												

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Commercial Investment												Tracker Product
Individual, Partnership, Limited Company, LLP	Non-essential retail businesses, real estate activities, wholesale retail, cafes/coffee shops, maintenance of motor vehicles, pubs and restaurants, arts, entertainment and recreation e.g. gyms and soft play, travel agencies, professional practices, children’s day-nurseries, cafés/coffee shops, takeaways, essential retail businesses, offices, warehouses & industrial properties.	75%	Term Tracker	Up to 25 Years	Bespoke	2%	1%	£300K	£5m	C&I Repayment (standard) Part & Part (refer) Interest Only (refer)	3%, 3%, 3%, 2.5% 2%	Rent to provide 125% ICR at 6% OR Pay Rate +1.5%. & Rent to provide 100% Debt Service at higher of 7% / Pay Rate +2.25%
Key Criteria												
• All borrowers must comprise 100% UK ownership and UK residency						• Interest Only up to max. 5 years and not available for pure retail assets • The maximum LTV on a retail investment property where the sole rental income is from a tenant in the retail, financial services or bookmakers sector must not exceed 65% • Also available for semi commercial assets • Properties with and EPC lower than an E are not acceptable						
• LTVs are subject to sector specific criteria, properties need to have an alternative use												
• Maximum 10 year commitment for loans over £2m												
• All products will revert to commercial SVR rate												

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