



Product Guide.



Complete
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Introducing MyShawbrook Buy-to-Let

Our game-changing application portal uses advanced decisioning techniques and sophisticated insights to make working with us as simple and efficient as possible.

Products available on the portal can be found on the Buy-to-Let product page



Key Features



Instant Indicative Mortgage Offers (IMOs)



Automatic property valuations (AVMs) available at the IMO stage, where eligible



Integration with third parties including Companies House and Hometrack



More consistent and reliable credit decisions



Visit our **website** for more details on this innovative new portal.



The future of specialist lending is here.





Regulated Bridging

Key Features



LTV up to 75%



AVMs available up to 60% LTV



Dedicated specialist underwriters



NO ERCs



Full criteria guides can be downloaded from our [website](#).

Regulated Bridging

Loans from £50k - £5m

Loan to value up to 75%

Product	Loan to value	Rate	Arrangement fee	Broker Partner procurement fee
	Up to 50%	0.45% per month	1.95% Full fee added to the loan outside of max LTVs	1.95%
Regulated Bridging (RB1)	50.01% - 60%	0.50% per month		
Regulated Bridging - Refurbishment (RB2)	60.01% - 65%	0.60% per month		
	65.01% - 70%	0.65% per month		
	70.01% - 75%	0.70% per month		



Existing Customers
0.25% discounts available on arrangement fees



Term & repayment

- Interest-only rollup mortgage
- **No** minimum term
- **No** minimum interest
- Maximum term 12 months



Unregulated Bridging

Key Features



LTV up to 85%



Auction purchases catered for



Bridge-to-Let



Award-winning offering



NO ERCs



Full criteria guides can be downloaded from our [website](#).

Unregulated Bridging - Light & Heavy Refurbishment

Loans from £50k – £15m

Loan to value up to 85%*

Product	Loan to value	Rate		Arrangement fee	Broker Partner procurement fee
		Loans up to £1m	Loans over £1m		
Residential	Up to 50%	0.50% per month	0.40% per month	1.95% Full fee added to the loan outside of max LTVs	1.95%
	50.01% - 60%	0.60% per month	0.50% per month		
	60.01% - 70%	0.70% per month	0.60% per month		
	70.01% - 75%	0.75% per month	0.65% per month		
	75.01% - 85%*	0.85% per month	0.75% per month		
Semi-Commercial	Up to 50%	0.60% per month	0.50% per month		
	50.01% - 60%	0.70% per month	0.60% per month		
	60.01% - 70%	0.80% per month	0.70% per month		
Commercial	70.01% - 75%	0.85% per month	0.75% per month		
	Up to 50%	0.80% per month	0.70% per month		
	50.01% - 60%	0.90% per month	0.80% per month		
Residential Heavy Refurbishment	60.01% - 70%	1.00% per month	0.90% per month		
	Up to 50%	0.60% per month	0.50% per month		
	50.01% - 60%	0.70% per month	0.60% per month		
Commercial and Semi-Commercial Heavy Refurbishment	60.01% - 70%	0.80% per month	0.70% per month		
	Up to 50%	0.60% per month	0.50% per month		
	50.01% - 60%	0.70% per month	0.60% per month		

*Lending for Refurbishment Costs

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).



Existing Customers
0.25% discounts available on arrangement fees



Term & repayment

- Maximum term 24 months
- **No** minimum interest, interest fully rolled up, part-rolled up or serviced (subject to affordability)
- 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





Buy-to-Let

Key Features



LTV up to 75%



AVMs available for qualifying security



Minimum personal guarantees of 25%



Award-winning offering



Product switches available



Full criteria guides can be downloaded from our [website](#).

Buy-to-Let

Mortgages from £40k – £25m

Loan to value up to 75%

Non-Portfolio Product	Loan to value	Fixed rate pricing 5 Yr	Term & repayment	Arrangement fee	Broker Partner procurement fee	
<ul style="list-style-type: none"> Non-portfolio landlords only Property must meet AVM criteria and proceed based on successful AVM result Individuals, simple ltd co, SPV and LLP applicants only 	75%	3.69%	5 - 30 years interest only, part capital repayment or full capital repayment.	1.50% (can be added to loan)	0.75%	
NEW						
Portfolio Product	Loan to value	Fixed rate pricing 5 Yr	Term & repayment	Arrangement fee	Broker Partner procurement fee	
<ul style="list-style-type: none"> Individuals, simple ltd co, SPV and LLP applicants only Multiple simple assets Property must meet AVM criteria and proceed based on successful AVM result 	75%	4.09%	5 - 30 years interest only, part capital repayment or full capital repayment	1.50% (can be added to loan)	1.00%	
Specialist Product	Loan to value	Variable rate*	Fixed rate pricing 3 Yr 5 Yr	Term & repayment	Arrangement fee	Broker Partner procurement fee
<ul style="list-style-type: none"> All property types considered, including complex BTL, HMOs, blocks of flats and student accommodation Complex applicant types considered, including trusts, pensions and charities Unlimited properties on single application Expat borrowers (0.25% loading added to the rate) 	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%			



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%. Please note that the current Shawbrook Base Rate is 0.75% (as of 18th March 2022).



Product benefits from auto-decisioning from MyShawbrook Buy-to-Let (subject to criteria being met)





Commercial Investment

Key Features



Varied asset range



Vacant units considered



Minimum personal guarantees of 25%



No debentures



First time commercial landlords considered



Full criteria guides can be downloaded from our [website](#).

Commercial Investment

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		Arrangement fee	Broker Partner procurement fee
			3 Yr	5 Yr		
Over £1m	Up to 65%	5.49% (SBR* +4.74%)	5.54%	5.49%	1.50%	1.50%
	65.01% - 75%	6.19% (SBR* +5.44%)	6.24%	5.49%		
£150,001 to £1m	Up to 65%	5.69% (SBR* +4.94%)	5.74%	5.49%		
	65.01% - 75%	6.39% (SBR* +5.64%)	6.44%	5.49%		
Up to £150k	Up to 55%	6.09% (SBR* +5.34%)	6.14%	6.19%		
	55.01% - 65%	6.39% (SBR* +5.64%)	6.44%	6.49%		
	65.01% - 75%	7.29% (SBR* +6.54%)	7.34%	7.39%		

Limited Edition – 5 year fixed rate of 5.49% for loans over £150k.



Existing Customers
0.25%
discounts available on arrangement fees



Ex Pats
0.25%
loading to be added to the rate



Term & repayment
■ 3 - 25 Year Term Interest Only – up to 70% LTV
■ Part Capital & Full Capital – up to 75% LTV bespoke amortization available

*Shawbrook Base Rate (SBR) is subject to a minimum floor of 0.75%. Please note that the current Shawbrook Base Rate is 0.75% (as of 18th March 2022).





Semi-Commercial Investment

Key Features



Varied asset range



Vacant units considered



Minimum personal guarantees of 25%



No debentures



First time commercial landlords considered

Full criteria guides can be downloaded from our [website](#).

Semi-Commercial Investment

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		Arrangement fee	Broker Partner procurement fee
			3 Yr	5 Yr		
Over £1m	Up to 65%	4.79% (SBR* +4.04%)	4.84%	4.74%	1.50%	1.50%
	65.01% - 75%	5.29% (SBR* +4.54%)	5.34%	4.74%		
£150,001 to £1m	Up to 65%	4.99% (SBR* +4.24%)	5.04%	4.74%		
	65.01% - 75%	5.49% (SBR* +4.74%)	5.54%	4.74%		
Up to £150k	Up to 55%	5.59% (SBR* +4.84%)	5.64%	5.69%		
	55.01% - 65%	5.89% (SBR* +5.14%)	5.94%	5.99%		
	65.01% - 75%	6.69% (SBR* +5.94%)	6.74%	6.79%		

Limited Edition – 5 year fixed rate of 4.74% for loans over £150k.



Existing Customers
0.25%
discounts available on arrangement fees



Ex Pats
0.25%
loading to be added to the rate



Term & repayment

- 3 - 25 Year Term Interest Only – up to 75% LTV
- Part Capital & Full Capital – up to 75% LTV bespoke amortization available

*Shawbrook Base Rate (SBR) is subject to a minimum floor of 0.75%. Please note that the current Shawbrook Base Rate is 0.75% (as of 18th March 2022).



Second Charge Mortgages

Key Features



LTV up to 85%



AVMs available



Minimum 3 months' employment



No minimum income



No ERCs



Full criteria guides can be downloaded from our [website](#).

Second Charge Mortgages

Loan to value	Rate			Net loan amount		Lender fee	Broker Partner procurement fee
	Variable	2 Year Fixed ¹	5 Year Fixed ¹	Minimum	Maximum		
65.00%	4.20%	4.40%	4.55%	£10,000	£500,000	£395	2.00%
70.00%	4.35%	4.55%	4.70%				
75.00%	4.60%	5.05%	5.10%				
80.00%	5.45%	5.80%	5.85%	£5,000	£200,000		
85.00%	6.45%	6.80%	6.85%	£150,000			



Minimum credit score **350**
(375 for debt consolidation)



Maximum Loan to Income (LTI) **6x**



Term & repayment 3 - 35 year term

¹ At the end of the fixed rate period, the interest rate will change to a variable interest rate for that product, which may be varied at the discretion of Shawbrook Bank. The current variable rates are shown on this product guide.



Fees & Charges

Fees and charges

Second Charge Mortgages

Valuation Fee	Valuation fee scale available upon request to rm.sales@shawbrook.co.uk	
Valuation Panel Managers	Pure Panel Management T 0191 214 2459 www.pure-pm.com Further panel management information is available upon request to rm.sales@shawbrook.co.uk	
Lender Legal Fees	Lender fee £395 (outlined on product page) is charged on all applications and covers the legal costs for our solicitors.	
Panel Solicitors	England and Wales: Pure Law T 01277 897 300 enquiries@purelawlp.co.uk	Scotland: Wilson McKendrick T 0141 222 7950 info@wilsonmckendrick.co.uk

Fees and charges

Bridging, Buy-to-Let & Commercial Investment

- Payable by applicant
- Broker partner to confirm and instruct valuation via Broker Hub
- Please see Valuation Fee Scales on the Broker Hub or guideline pricing
- Single residential properties valued in excess of £2m will require a commercial valuation

Valuation Panel Managers **Bridging: VAS Group** T 01642 262 217 <https://manager.vas-panel.com> **Buy-to-Let & Commercial Investment: Appraisers UK Ltd** T 01454 855 444 www.appraisersuk.com

Lender Legal Fees	Loan size	Commercial & Semi-Commercial Investment	Buy-to-Let
	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.	

- 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, individuals applicants can proceed without separate solicitors (Non-Rep)
- Freehold blocks of flats and HMOs fall under the commercial & semi-commercial property fee scale

Panel Solicitors **England and Wales: Pure Law** T 01277 897 300 enquiries@purelawlp.co.uk **Scotland: Wilson McKendrick** T 0141 222 7950 info@wilsonmckendrick.co.uk

ERCs

- Buy-to-Let & Commercial Investment**
- 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.

Overpayments

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. Overpayments will incur a £200 administration fee.

Shawbrook Bank Limited

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