

SEMI-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>
Semi-Commercial												Fixed Rate Product
Individual, Partnership, Limited Company, LLP	Semi-Commercial with more than 50% capital value from residential element	70%	5 Year Fixed Rate	Up to 25 Years	7.35%	3%	1%	£500k	£5m	Interest Only Reverts to C&I Repayment	5%, 4%, 3.5%, 2.5%, 2%	Rent to provide 125% ICR at 6% OR Pay Rate +1.1% & Rent to provide 100% Debt Service at higher of 7% / Pay Rate + 1.5%
		60%			7.30%	2%						
Key Criteria												
• All borrowers must comprise 100% UK ownership and UK residency							• Occupational or business leases are not permitted					
• Maximum 10-year commitment for loans over £2m							• 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)					
• Maximum 10 year term for interest only loans on the fixed rate product												
• Property must be located in England and Wales												