

PRODUCT CARD

Residential Investment Term

Lending

Debt Service Coverage	1.0x, on a 25-year amortisation schedule
Debt Yield	> 6.5%
Max LTV	60.0% - 65.0%
DSCR and Debt Yield	Worked off 1 year look back, Gross Rental Income minus standard Gross to Net discount [i.e. stabilised properties only]
Amortisation Schedule	[25, 30, 35 years]
Term	10 year (fixed rate)
Interest Only Period	Up to 5 years available
Spread	10 Year Swap [subject to floor of 100bps] + [275bps] + [100bps] arrangement fee
Loan Size	£5m to £50m
Gross / Net Rental Discount	Higher of 25% or real costs
Geography	South East plus reasonable economic centres throughout England and Wales
Recourse	None required, but must be experienced property manager and reputable sponsor
Rental values	Max £35 psf Inner London, £30 psf Outer London, £20 psf elsewhere
Asset Types	Multi-family residential; all units compliant with CML guidelines; no HMO; unbroken blocks only;
Title	Long leasehold or freehold; but not leasehold where freeholds have been sold by the borrower; minimum 100 years unexpired at end of term; ground rent cannot be more than 5% of net rental income.
Facility Agent / Security Agent	External Facility Agent and Security Agent with fees paid by the borrower
Early Repayment Charges	Full interest to maturity due in the event of early re-payment, discounted by swap rate. Loan may be transferred to eligible sponsors (equal or greater credit standing, family members etc).