



This was a project involving the re-mortgage of a large buy-to-let property in Holland Park, London valued at £6.5m. The client wished to capital raise in order to purchase an additional buy-to-let, but the Holland Park property was his sole investment property that had only been rented out since February 2014. This relative inexperience was an initial concern for the Sales Desk but there was an AST in place for a 3 year term at £15,000pm (£180k per annum), which gave us comfort to proceed to the next stage.

The Shawbrook Sales Desk fielded this enquiry from Julia Dillon at “All Types of Mortgages” (ATOM) and although sitting slightly outside criteria, the enquiry was quickly passed to the designated Shawbrook Specialist Lending Manager Dave Ellis, along with support from Lending Officer Jenny Barham who both received exemplary feedback from ATOM for their speed and efficiency.

There was urgency surrounding this case due to a contract being in place for completion by the 30th April, and the team reacted accordingly to hit this tight deadline. The Shawbrook product was LRI1 (Large Loan Residential Investment 1), with the team delivering the requested five year interest only deal at 4.20% over LIBOR on a loan amount of £1,014,500.

The case was submitted on the 3rd of April 2014. The loan amount was changed to a lower figure at the last minute but this was swiftly dealt with and the offer was issued 24 hours earlier than anticipated on the 23rd April 2014. The case completed just 5 working days later, hitting the required deadline much to the delight of the client.



**Property:**  
Re-mortgage of BTL property  
for additional purchase  
**Product:** LRI1  
**Location:** London  
**Loan size:** £1,014,500

**Julia Dillon from ATOM commented;**

“The Shawbrook team really delivered on this case from the initial enquiry from Karl on the Sales Desk, right through to completion. They consistently exceeded expectations for the client who managed to secure his additional property in a very tight timeframe given the circumstances. A special thanks to Dave, Jenny, Andrea and Kim for responding so quickly and getting this over the line – a great team effort and my client sends his thanks to all”.

\*Images shown are for illustrative purposes only.

FOR NEW ENQUIRIES CONTACT THE SALES DESK ON 01277 751 111 OR EMAIL - CM.BROKER@SHAWBROOK.CO.UK

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