

SHAWBROOK

BANK

This client - managing a large portfolio mortgaged with a different bank, was issued a requirement that insisted the entire portfolio be switched from Interest Only to Capital and Repayment. Due to the large expense that would be incurred as a result of this change, the client decided to see if there was another provider in the market offering an alternative solution.

A long standing Broker Partner immediately thought this case would be something Shawbrook would consider and contacted the Sales Desk to talk through the details. Positively, the directors within the limited company in question had extensive experience which is a key requirement and gave us initial comfort around the case.

Both directors were experienced within the HMO sector and had good local knowledge. Their net worth was solid and the assets that we would hold were a good spread across the buy to let and HMO markets.

The portfolio was based in Yorkshire across several postcodes and the properties were a mixture of HMOs and residential. The tenants were a mix of professionals, UK and European workers and some DSS tenants. We were happy that the rental for these tenants was being paid directly into our clients' bank accounts by the local authority - a strong preference for Shawbrook when dealing with this tenant demographic.

The overall portfolio was very stable and we proceeded through to IMO within two working days.

Shawbrook was happy to lend against 11 of the properties within the portfolio, but in the end it was only necessary to fund five. The valuations returned with good saleability and rental demand, giving our Lending Managers no cause for hesitation as they agreed a 10 year interest only offer for £1.26 million at 70% LTV.



*Images shown are for illustrative purposes only.

Product: LRI2

Arrangement fee: 1.70%

Loan to value: 70%

**Brian Walters from Newsource
Commercial Finance commented:**

"Overall our experience with Shawbrook was very positive.

The legal process went smoothly and the title indemnity insurance was welcomed by the client's solicitor because it speeded the process up considerably.

All in all there is nothing negative to report and from our point of view the client's experience was positive and has led to repeat business."

Loan amount: £1,260,516

Area: Yorkshire

**Property type:
Portfolio of HMO and
residential investment**

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

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