

# Commercial Mortgages

Many businesses want to own the premises they operate from, or Commercial Landlords are looking to increase their portfolios. A Commercial Mortgage from Assetz Capital allows the borrower to do just that.

## Product benefits

- ✔ Fixed rates allow you to budget effectively for the remainder of the loan term
- ✔ Interest only periods & longer amortisation profiles. We tailor the loan to meet your needs, with all income sources considered
- ✔ Mainland UK including Northern Ireland and Scotland covered. Some restrictions on property type apply



## Indicative terms (Correct as of June 2022)

	1st Charge	2nd Charge
Commitment term	Up to 5 years	
Amortisation profile	Up to 25 years / interest only periods considered	
Maximum LTV	75% (inc any retained interest)	70% (inc interest & prior debt)
Maximum debt	£15m	
Minimum debt	£250k	
Debt service cover	125% typical (by EBITDA/Rental income)	
Redemption charge	Nil	
Borrower rate per annum (rate dependent on risk and loan size)	From 5.75%	

Each facility will be structured and priced on its own merits. We will consider terms outside the maximum loan guidelines where the circumstances of the loan warrant it.

## Real world lending