

# 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 and 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 September 2024)

	1st Charge
Commitment term	Up to 5 years (or 7 years for variable interest rate loans)
Amortisation profile	Up to 25 years / interest only periods considered
Maximum LTV	70% (may consider MV1)
Maximum debt	£10m
Minimum debt	£750k
Debt service cover	125% typical (by EBITDA/Rental income)
Redemption charge	Redemption charges may vary
Borrower rate per annum (rate dependent on risk and loan size)	From 3% + SONIA

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.