



# Commercial Mortgage Product Guide

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7th August 2025

BBR is currently 4%

For Intermediaries Only

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# Affordability

Affordability	
Individual	125%
Limited Company /LLP	125%

## Interest Calculation Rate

**2 year fixed rate** - Affordability calculated on the greater of payrate + 2 or 100% at BOE plus 5%

**5 year fixed rate** - Affordability calculated on payrate



# Commercial Mortgage

## Key Features

- Available for both Individual and Corporate borrowers
- Standard Commercial – Automotive, Children’s Day Nurseries, Data Centers, Garden Centers, General Industrial, Healthcare, Hotels, Guest Houses, B & Bs, Hostels, Offices, Retail, Storage, Student Accommodation, Food Outlets
- Purchase and Remortgage applications
- Minimum loan: £100,000
- Maximum loan: £2,500,000
- Product fees can be added to the loan over and above the maximum loan to value
- A non-refundable application fee of £250 applies
- Valuation based upon 180-day Open Market Value
- First time investors can be considered subject to full personal guarantee

2 Year Fixed		
Max LTV	60%	75%
Initial Rate	7.99%	8.55%
Fee	2.5%	2.5%
ICR	125%	125%
ERC	2% in year 1 2% in year 2	2% in year 1 2% in year 2
Revert Rate	12% (BBR + 8%)	12% (BBR + 8%)
Product Code	CM-260-001	CM-275-001

5 Year Fixed		
Max LTV	60%	75%
Initial Rate	8.05%	8.65%
Fee	2.5%	2.5%
ICR	125%	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	12% (BBR + 8%)	12% (BBR + 8%)
Product Code	CM-560-001	CM-575-001



# Commercial Mortgage - Specialist

## Key Features

- Available for both Individual and Corporate borrowers
- Specialist Commercial – Car Parks, Education, Energy, Leisure, Science & Technology, Logistics, Sports Venues (no Golf Courses or Football clubs) and Utilities
- Care Homes & Petrol Stations – by referral only
- Purchase and Remortgage applications
- Minimum loan: £100,000
- Maximum loan: £2,500,000
- Product fees can be added to the loan over and above the maximum loan to value
- A non-refundable application fee of £250 applies
- Valuation based upon 180-day Open Market Value

2 Year Fixed		
Max LTV	60%	70%
Initial Rate	8.30%	8.99%
Fee	3%	3%
ICR	125%	125%
ERC	2% in year 1 2% in year 2	2% in year 1 2% in year 2
Revert Rate	12% (BBR + 8%)	12% (BBR + 8%)
Product Code	SCM-260-001	SCM-270-001

5 Year Fixed		
Max LTV	60%	70%
Initial Rate	8.29%	8.85%
Fee	3%	3%
ICR	125%	125%
ERC	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5	5% in year 1 4% in year 2 4% in year 3 3% in year 4 2% in year 5
Revert Rate	12% (BBR + 8%)	12% (BBR + 8%)
Product Code	SCM-560-001	SCM-570-001



# Meet your BDM



## Nigel Robbins

### National Account Manager

Nigel's journey with MT Finance begins with his appointment as National Account Manager. With a strong background in building relationships and supporting key accounts, Nigel is focused on strengthening our partnerships and delivering value to our brokers.



07943 150225



nigel@mt-finance.com



## Alex Taylor

### Business Development Manager - Mortgages

Alex, who previously served as the BTL Broker Relationship Manager at MT Finance will now focus on deepening and maintaining relationships with mortgage brokers, providing them with expert guidance & support on our range of Commercial Mortgage products and BTL solutions.



07507 717182



alex@mt-finance.com



## David Kingham

### BDM for London & South East

David started as an NBE in 2019 and progressing to senior underwriter for regulated bridging, his expertise allowed him to smoothly transition into business development, where he excels in navigating complex markets and providing innovative solutions.



07460 753466



david@mt-finance.com



## Joe Grace

### Senior BDM for London & South East

Joe originally joined us in 2019 as a New Business Executive, meaning he has an in-depth knowledge of our operations and process. His ability to forge strong relationships make him a natural BDM for our brokers in London.



07309 718034



joe@mt-finance.com



0203 051 2331



commercial@mt-finance.com



www.mt-finance.com

# Meet your BDM



## Richard Sherman

Senior BDM for South West & South Wales

Richard joined us in 2018 and has over 10 years' experience in the industry. Having joined from a mortgage broker, he's uniquely placed to understand how our brokers in South West England and South Wales truly operate and how best to support them.



07366 144697



[richard@mt-finance.com](mailto:richard@mt-finance.com)



## Chris Parr

Senior BDM for Midlands & North

Chris Parr has over 17 years experience in the industry. Since joining the team in 2020, he has used his vast knowledge to support our introducing brokers in the Midlands, Northern England and North Wales.



07367 358020



[chris@mt-finance.com](mailto:chris@mt-finance.com)



0203 051 2331



[commercial@mt-finance.com](mailto:commercial@mt-finance.com)



[www.mt-finance.com](http://www.mt-finance.com)

# Submit Business



## Submit Business

Easily submit a new case and manage your existing ones. If you'd rather discuss your case prior to submission, call our expert Commercial team - they're friendly and happy to help.

[More info >](#)



## Commercial Criteria Guide

Whether you're looking to invest, grow your portfolio, finance an acquisition, refinance existing debt, remortgage a business loan, or unlock capital from commercial property, we're here to help you get the solutions you need.

[More info >](#)

