

**Aldermore**

# **Commercial Mortgages product guide**

March  
2026

FOR INTERMEDIARY USE ONLY



## Lending amounts

- £500k–£3m

## Customers

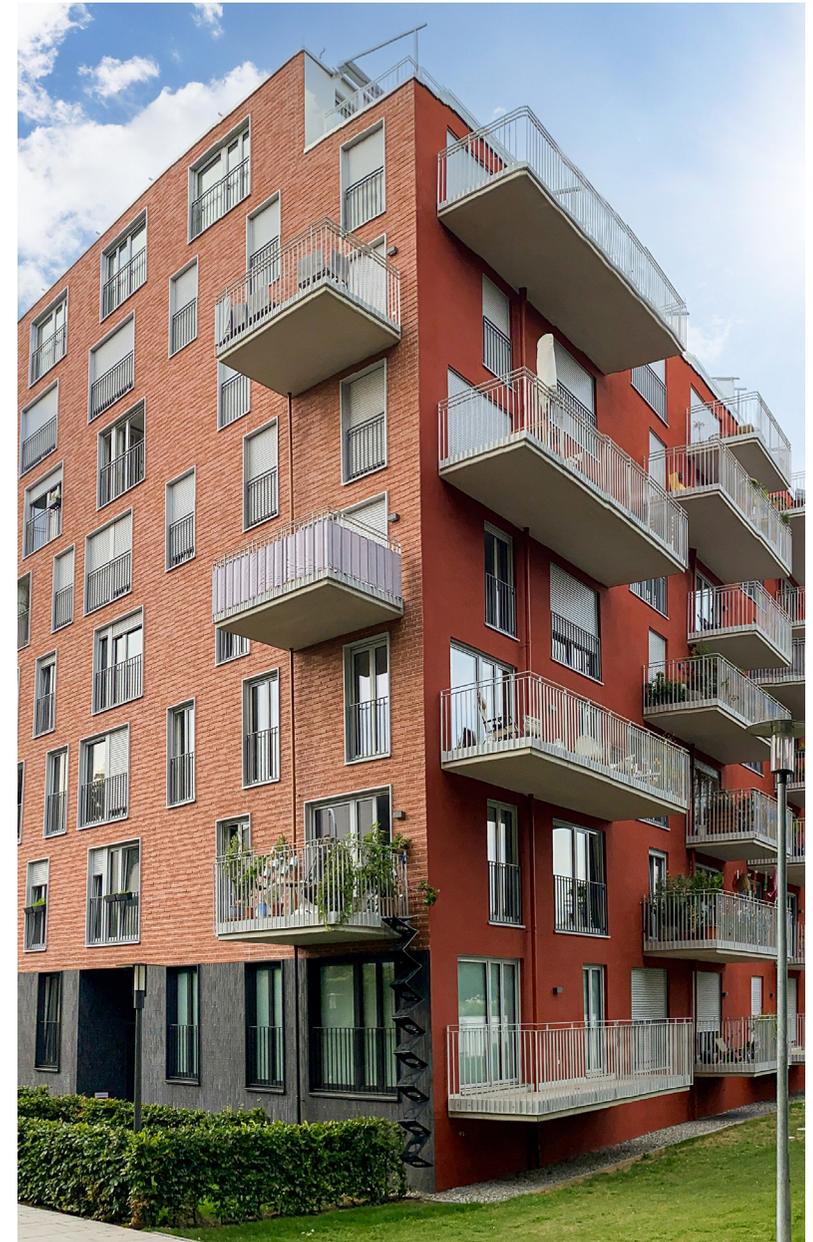
- Limited companies
- Partnerships
- Sole Traders & Individuals
- UK residents only

We can accept up to 6 applicants on a single mortgage application.

## Sectors

Can finance	Can't finance
<ul style="list-style-type: none"><li>• Industrial</li><li>• Retail</li><li>• Semi commercial</li><li>• Offices</li><li>• Mixed use portfolio</li><li>• HMO (7 or more beds)</li><li>• MUFB (7 or more units)</li></ul>	<ul style="list-style-type: none"><li>• Farms, agricultural, smallholding properties</li><li>• Petrol stations</li><li>• Public houses</li><li>• Care homes*</li><li>• Hotels*</li><li>• EPC F or G rated properties</li></ul>

\*Please refer to Commercial Real Estate for any opportunities over £3m at [CREoriginations@aldermore.co.uk](mailto:CREoriginations@aldermore.co.uk).



## Loan to Value (LTV) and Terms

Product	LTV & Term
<b>Commercial - Capital &amp; Interest</b>	Up to a 20 year term, with a maximum LTV of 70%*
<b>Commercial - Interest Only</b>	5 year term up to 65% Loan to Market Value 10 year term up to 65% Loan to Vacant Possession
<b>Residential Investment - Capital &amp; Interest</b>	Up to a 20 year term, with a maximum LTV of 75%
<b>Residential Investment - Interest Only</b>	

\*Max LTV on offices 60%

## Commercial Mortgage rates and fees

Property type	Rate					
	Fixed - 3 year		Fixed - 5 year		Variable - minimum 2 years*	
	Up to 60% LTV	Over 60% LTV	Up to 60% LTV	Over 60% LTV	Up to 60% LTV	Over 60% LTV
<b>Commercial</b> (investment & owner occupied)	7.39%	7.49%	7.39%	7.49%	3.24%	3.34%
<b>Semi commercial</b> (over 50% residential by value only)	6.79%	6.99%	6.79%	6.99%	2.64%	2.84%
<b>Multi Unit Freeholds</b> (7 or more units only)	5.99%	6.29%	5.99%	6.29%	1.84%	2.14%
<b>HMOs</b> (7 or more beds only)	7.39%	7.49%	7.39%	7.49%	3.24%	3.34%
<b>Stress rates</b>	+1%		+0%		+1%	
<b>Arrangement fee</b>	2.0% added to the loan outside of maximum LTVs					
<b>Broker procurement fee</b>	1.5% drawn from the arrangement fee					

\*All variable rates over base

## Debt servicing

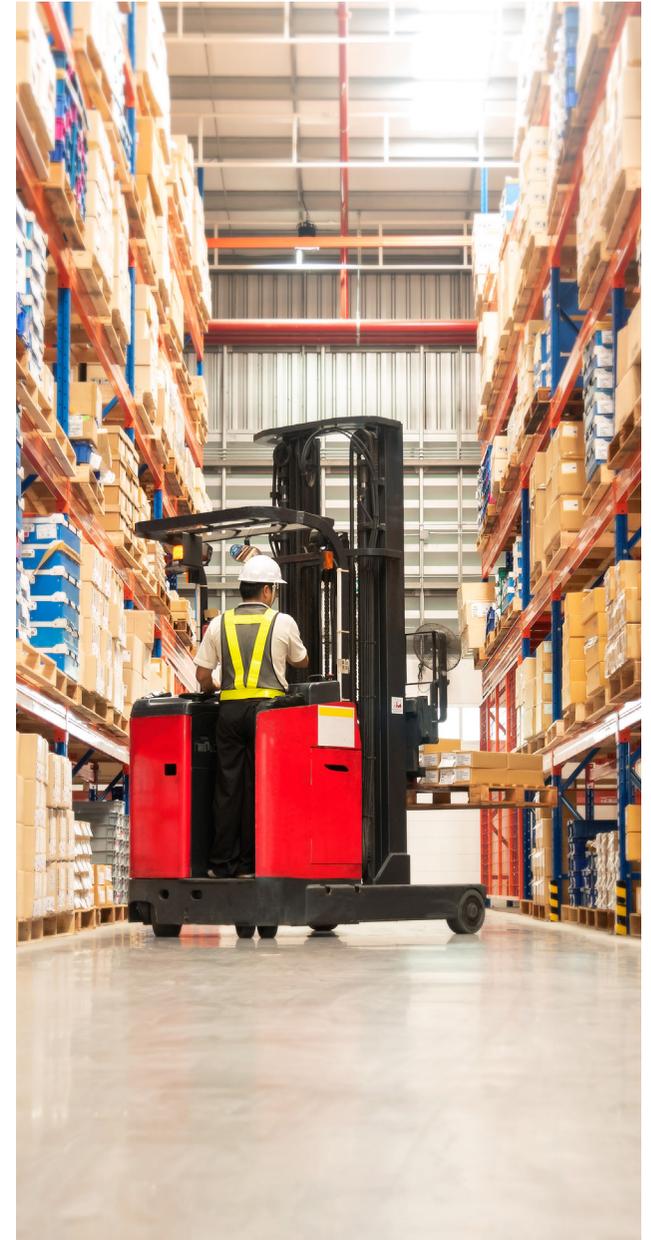
- Tested against gross rent / EBITDA
- DCSR tested annually for loans over £1m
- Part and Part can be facilitated upon request

	Commercial	Residential Investment
Capital & Interest (min DSCR)	125% Commercial Investment 165% Owner Occupier	125% Limited Company 145% Individuals
Interest only (min DSCR)	145% Commercial Investment 165% Owner Occupier	

## Security requirements

- First Legal Charge
- Personal Guarantee capped at 20% of loan
- Deed of subordination will be required for director's loans
- Assignment of rental income

Further security may be requested upon underwrite.



## Early repayment charges

	Year 1	Year 2	Year 3	Year 4	Year 5
Variable for term	3.00%	2.50%	1.00%		
3 year fixed	4.00%	3.50%	3.00%		
5 year fixed	5.00%	4.50%	4.00%	3.50%	3.00%

## Packaging requirements

We need the following documents submitted with each transaction:

- Tenancy schedule for the security
- Portfolio schedule
- Assets, Liabilities, Income and Expenditure form
- Full accounts for applying Limited Companies
- Direct debit mandate and declaration
- Supporting information form

Please email [commercial.mortgages@aldermore.co.uk](mailto:commercial.mortgages@aldermore.co.uk) for templates as needed.

## Contact us

### Commercial Mortgages

We can support transactions between £500k and £3m.

#### New intermediaries:

Email us at: [commercialmortgages@aldermore.co.uk](mailto:commercialmortgages@aldermore.co.uk)

#### Existing intermediaries:

Please contact your Business Development Manager.

### Commercial Real Estate

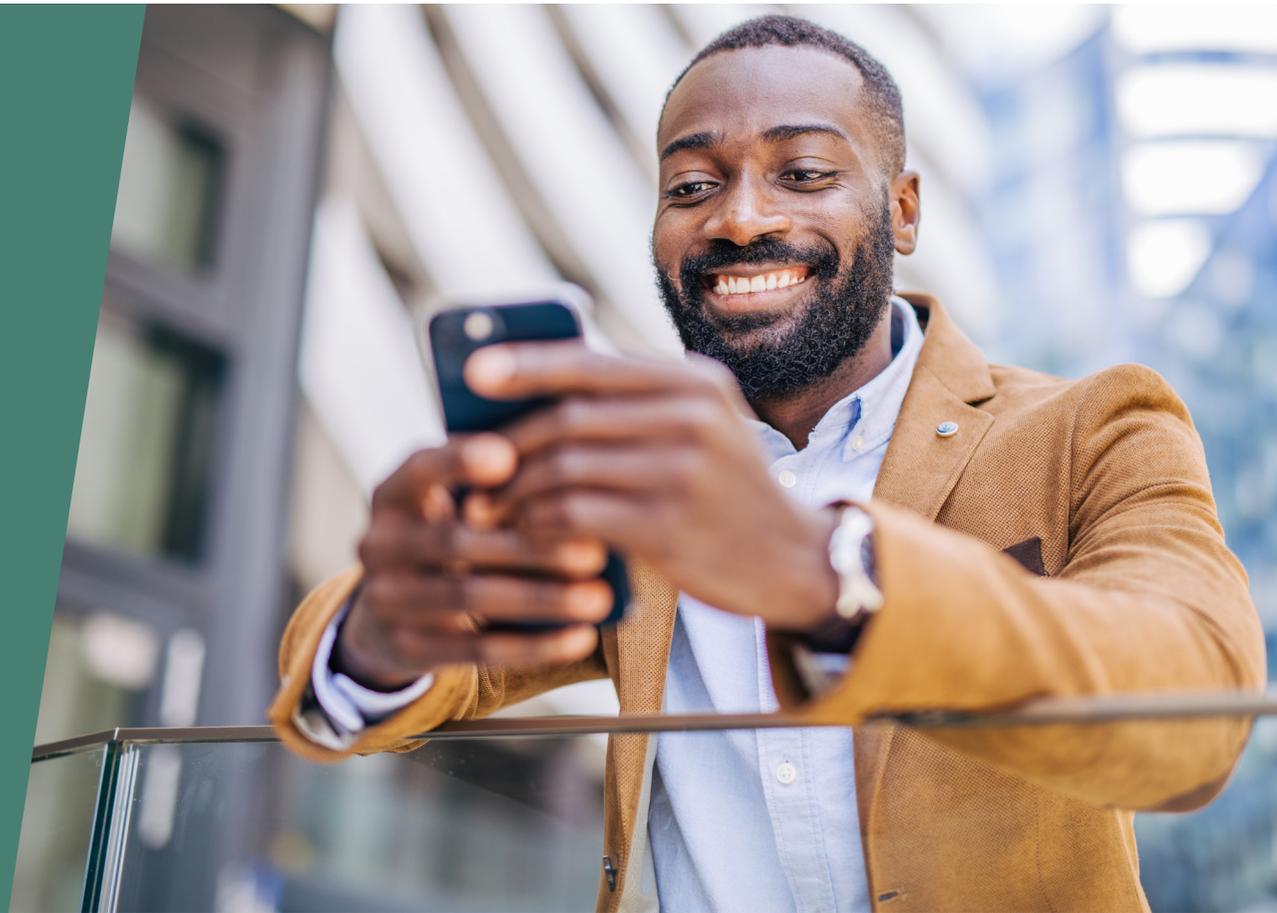
For term loans or development finance transactions between £3m and £100m.

#### New intermediaries:

Email us at: [CREOriginations@aldermore.co.uk](mailto:CREOriginations@aldermore.co.uk)

#### Existing intermediaries:

Please contact your Lending Manager.



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**Subject to status. Security may be required. Any property or asset used as security may be at risk if you do not repay any debt secured on it.**

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