



Commercial Lending Guide

Q3 2025

Contact Us

Get in touch below about your query,
however complex it might be.

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Products Comparison Table

Version: 09-2025/1

	Bridging	Bridge FUSION	Buy-to-Let
	<ul style="list-style-type: none">• Short-term with monthly rates• Quick turn-around• Flexible: min. term 3m, no ERC, interest payment can be fully rolled, serviced, or part rolled part serviced• Wide range of assets and purposes including student accommodation, retail and hospitality	<ul style="list-style-type: none">• For professional landlords, companies (offshore included), experienced investors seeking the flexibility of bridging finance with the certainty of a longer-term solution• Roll and defer interest options available to support improved cash flow• Exit strategy-based lending, accommodating a broad range of asset types and purposes	<ul style="list-style-type: none">• Long-term solution: 10 years• Flexible criteria to support diverse borrowers - corporate, individual and offshore• Unique affordability tools including roll and defer to help maximise borrowing potential
Rates from (70% LTV, 2% fee)	0.55% pcm + BBR	5.29% + BBR	8.59%
Max Loan Size	£15m	£20m	£2m
Term	3 - 18 months	24 months + 12 months optional extension	10 years



Bridging Fixed Rates

Our Products	Semi-Commercial	Semi-Commercial Large Loan	Commercial	Commercial Large Loan
Rates: 60% LTV	0.80%	0.85%	0.80%	0.85%
Rates: 70% LTV	0.90%	0.95%	0.90%	0.95%
Rates: 75% LTV	1.00%	1.05%	1.00%	1.05%
Loan Size	£100k - £3m	£3m - £15m	£100k - £3m	£3m - £15m
Max. LTV	75%			
Charge Type	1 st			
Term (months)	3 - 18			
Arrangement Fee (from)	2%			

This document is for potential clients only.

All rates are indicative and subject to be re-priced based upon individual circumstances.

Maximum Loan-To-Value is based on 180 day Value (Open Market Value will be considered on a case-by-base basis).



Bridging Variable Rates

Our Products	Semi-Commercial	Semi-Commercial Large Loan	Commercial	Commercial Large Loan
Coupon Rate: 60% LTV	0.45%	0.50%	0.45%	0.50%
Coupon Rate: 70% LTV	0.55%	0.60%	0.55%	0.60%
Coupon Rate: 75% LTV	0.65%	0.70%	0.65%	0.70%
Loan Size	£100k - £3m	£3m - £15m	£100k - £3m	£3m - £15m
Max. LTV	75%			
Charge Type	1 st			
Min. Term (months)	3 - 18			
Arrangement Fee (from)	2%			

Note: The monthly rate mentioned is the Coupon Rate only. Current BoE Base Rate will be added.

The interest rate is therefore calculated each month as follows:

Total monthly rate = Current BoE Base Rate / 12 + Coupon Rate as shown in the table



Commercial Buy-to-Let Rates

Version: 09-2025/1

		Tier 1			Tier 2		
		3 yr Fix	2 yr Fix	2 yr Tracker	3 yr Fix	2 yr Fix	2 yr Tracker
		6% fee range			6% fee range		
	Rate	7.19%	6.59%	2.69% + BBR	7.49%	6.99%	3.19% + BBR
	Pay Rate	5.94%	5.34%	1.19% + BBR	6.24%	5.74%	1.69% + BBR
		4% fee range			4% fee range		
	Rate	7.89%	7.49%	3.69% + BBR	8.19%	7.89%	4.19% + BBR
	Pay Rate	6.64%	6.24%	2.19% + BBR	6.94%	6.64%	2.69% + BBR
		2% fee range			2% fee range		
	Rate	8.59%	8.59%	4.74% + BBR	8.89%	8.99%	5.24% + BBR
	Pay Rate	7.34%	7.34%	3.24% + BBR	7.64%	7.74%	3.74% + BBR
	Revert Rate	MVR + 0.3%			MVR + 1.5%		
Defer up to	1.25%		1.50%	1.25%		1.50%	
Roll up to	6 months interest payments			6 months interest payments			
HMO	12 beds			Any			
MUFB	12 units			Any			
PBSA	✓			✓			
Commercial Owner Occupier	✗						
FT Commercial Landlord							
Expat / F. National							
Offshore Company							
Dev Exit							
Mortgage Arrears	2 in 18, 0 in 6			All considered by referral			
Unsecured Arrears	2 in last 18						
CCJ & Default <small>(Ignore <£350, telecom, utility)</small>	2 in 18, 0 in 6						
Bankruptcy	Discharged > 3yrs						





Key Features

Max Total Term	10 years
Loan size	£150k - £2m
LTV	70%
MVR	8.59%
ICR Tracker	130%
ICR Fix	125%
Admin fee	£250 per property

i Do you know how 'Pay Later' rolled and deferred interest gives you a market leading loan size?





Feature	Standard	Large Loans
Type	Semi & Full Commercial	Semi & Full Commercial
Annual Coupon Rate (+BBR)	5.29%	6.49%
Max LTV	70%	70%
<div><div></div><div></div></div>		
Min. Loan	£100k	£3m
Max Loan	£3m per asset	£20m per loan
Arrangement Fee	2%	2%
Initial Term (months)	24 <small>12 month discretionary extension available</small>	24 <small>12 month discretionary extension available</small>
Min. Rolled Interest	6 months	6 months
Max Rolled Interest	12 months <small>then serviced</small>	12 months <small>then serviced</small>
Deferred Interest	Maximum of 2% for 2 years	Maximum of 2% for 2 years
ERC	6% in yr 1, 3% in yr 2 & 25% ERC-free after 6 months	6% in yr 1, 3% in yr 2 & 25% ERC-free after 6 months





Bridging Criteria

The Borrower

- Limited Companies, LLPs, SPVs, Trusts, Individuals (21 years – 85 years)
- Expats, non UK Residents
- All foreign nationals considered, other than from sanctioned/blacklisted countries
- Owner Occupiers must have two years relevant UK sector experience
- Offshore Companies

Loan Terms

- **Loan Size:** £100,000 to £2,000,000 (per individual property) or £15,000,000 (for portfolios). Larger loan sizes considered by exception
- **Loan Term:** 3 months – 18 months (3months extension by discretion)
- **Interest Payment:** Fully retained, part retained and/or serviced monthly, subject to minimum interest rolled period of three months
- **LTV:** First charge loans up to 75%
Second Charge loans up to 70%

Security

- First or second legal charge
- Guarantees (corporate or personal)
- Debenture for corporate borrowers

Property Types and Location

- **Most types of commercial and mixed-use considered on merit including:**
 - Warehouses and light industrial units
 - Offices
 - Shopping centres
 - High-street retail/retail parks
 - PBSA
 - Care homes, Hotels, Hostels
 - Mixed-use property portfolios
- Located in mainland England and Wales

Exit Strategies

- Property Sale
- Refinance
- Cashflow event: business sale or inheritance

Borrower Credit History

- Past CCJs, defaults or other adverse credit events are considered
- All amounts outstanding under CCJ, mortgage arrears or other defaults must be settled prior to funding of the loan

Bridge Fusion Criteria

Bridge Fusion aligns with standard Bridging Criteria, with the following exceptions:

- **Standard Loan size:** £100k - £3m per asset
- **Large Loan size:** £3m - £20m per loan
- **Max LTV:** 70%
- **Initial Term:** 24 months
(12 months discretionary extension available)
- **Min Rolled Interest:** 6 months
- **Max Rolled Interest:** 12 months (then serviced)
- **Deferred Interest:** Maximum of 2% for 2 years
- **ERC:** 6% in yr 1, 3% in yr 2. 25% ERC-free allowance after 6 months



Buy-to-Let Criteria

Borrower Eligibility

- Individuals (21 years – 75 years), Self-employed, Limited Companies, LLPs, SPVs, Trusts
- Expats, non UK Residents
- All foreign nationals considered, other than from sanctioned/blacklisted country
- First-Time Commercial Landlords: acceptable if they own standard BTL properties (First time commercial owner occupied considered subject to 2 years relevant UK sector experience)
- Opco/Propco Structures considered
- Offshore Companies
- UK Footprint: Have active credit, accounts, or property in the UK

Commercial - Owner Occupation

- Including related-party tenants
- ICR is based on EBITDA for affordability. For mixed-use, residential rent is also considered
- Not permitted for owner-occupiers trading <2 years or with no sector experience

Loan Terms

- **Gross Loan Size:** £150,000 to £2,000,000 (per individual property)
- **Loan Term:** 10 years. No ERC after initial rate period
- **Loan Purpose:** Purchase or remortgage, including capital
- **Interest Payment:** Fully retained, part retained and/or serviced monthly, subject to minimum interest rolled period of 3 months.
- **LTV:** up to 70%
- **ERCs:** Fixed: 2yr 4% | 3% 3yr 4% | 3% | 2%, Tracker: 3% | 2.5%
- Hard 'Gross loan' limit. Product or broker fees and rolled up interest will reduce gross loan

Property Types and Location

- Light refurb: permitted, e.g. decorating, fit-out, & EPC improvements, but non-structural & planning not required
- **Most types of commercial and mixed-use considered on merit including:**
 - Warehouses and light industrial units
 - Offices
 - Shopping centres
 - High-street retail/retail parks
 - PBSA
 - Care homes, Hotels, Hostels
 - Mixed-use property portfolios
- Located in mainland England and Wales
- Valuation: Typically Bricks & Mortar, based on vacant possession. Investment value by referral, e.g., favourable lease

Exclusions

- Uninhabitable properties; mixed use with non-self-contained residential within
- EPC below E (unless exempt), or no valid rating; Heavy refurb, planning permission required
- Hostels/Caravan sites/Holiday park Cash-based (amusement arcades, charity, casinos)
- Places of worship/religion and wedding venues
- Waste management
- Owner-occupier business types: Restaurants, pubs, takeaways unless refinancing a well-established and profitable business.

Affordability and ICR

- Tracker: minimum ICR 130% at margin + stressed BBR
- Fixed: minimum ICR 125% at pay rate
- Minimum ICR limit is the same regardless of corporate or individual, location of applicant, tax status etc

Security

- First legal charge
- Guarantees (corporate or personal)
- Debenture and share charge for corporate borrowers



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