YBS COMMERCIAL MORTGAGES

YOUR LENDING GUIDE

For our products, criteria, rates and fees.

WINNER
Business Moneyfacts Awards 2026
Best Service from a Commercial Mortgage Provider



PRODUCTS OVERVIEW

YBS COMMERCIAL MORTGAGES

Loan Information							
Product Range:	Buy To Let	Large HMO (7-20 bedrooms)	Large MUFB (7+ units)	Holiday Let	Commercial Investment	Semi-Commercial	Owner-Occupied
Loan Amount:	£250,000 - £20,000,000	£500,000 - £10,000,000	£500,000 - £10,000,000	£400,000 - £20,000,000	£300,000 - £20,000,000	£400,000 - £20,000,000	£500,000 - £5,000,000
Max LTV:	75% (77.5% inc. fees)	70%	75%	75%	75%	75%	75%
Interest Rates From:	4.75% - 5.90%	6.10%	4.99% - 6.05%	6.10%	6.94% - 7.45%	6.1% - 6.45%	6.90%
Repayment Profile:	• Capital & Interest • Interest-Only • Part & Part	• Capital & Interest • Interest-Only • Part & Part	• Capital & Interest • Interest-Only • Part & Part	• Capital & Interest • Interest-Only • Part & Part	• Capital & Interest • Interest-Only • Part & Part	Interest-Only – 5 year maximum	Capital & Interest
Product Fees:	2.00% - 5.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Procuration Fees:	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%

For full details of our current products, please visit: See our Commercial Mortgage Rates | Business Borrowing | YBS

BUY TO LET

YBS COMMERCIAL MORTGAGES

Loan Information

Standard Buy-to-Let (including small MUFBs with 6 or fewer units)	
Loan Amount:	£500,000 - £20,000,000
Max LTV:	75% (77.5% inc. fees)
Loan Term:	• Loans up to £2,000,000 (inclusive of fees): 25 years • Loans over £2,000,000: 10 years • Loans over £10,000,000: 5 Years
Repayment Profile:	• Capital & Interest • Interest-Only • Part & Part
Interest Rates From:	4.75% - 5.90%
Arrangement Fee:	2.00% - 5.00%

*All products will revert to Yorkshire Building Society's Standard Variable Rate

Supporting Documents Required

Required documents are listed below; additional items may be requested during assessment:

- ✓ Completed application form (inc. ALIE and DD mandate)
- ✓ 3 year's annual accounts and 3 months bank statements for the borrowing entity
- ✓ Completed property schedule
- ✓ Mortgage statement (if applicable)
- ✓ Evidence of deposit (if applicable)

Key Lending Criteria

Purpose:
We offer mortgages for purchasing, remortgaging, or capital raising.

Entities:
We can lend to Limited Companies, Limited Liability Partnerships, Sole Traders, Partnerships and new/existing SPVs that are registered in England or Wales.

Affordability:
- Fixed Rates: <5-year: 125% ICR at higher of 5.5% or Pay Rate + 1%
- Fixed Rates: >= 5-year: 125% ICR at higher of 4% or Pay Rate + 0%
- Base Rate Tracker: 125% ICR at higher of 4% or Pay Rate + 0.9%

Primary Security:
- First legal charge
- Minimum personal guarantee of £175,000 or 10% of the loan, from one or more directors
- The property should meet the Decent Homes Standards.
- Property must be let on an APT or equivalent
- Minimum property value of £135,000
- EPC A-E (If rated D/E costed plan to get to C)

Credit Profile:
- Mortgages and secured loans - no missed payments in the last 12 months
- CCJ's, Defaults, Bankruptcy and IVA's – not allowed if present within the last 6 years (Registered or Satisfied)

Early Repayment Charges:
- 5 years: Year 1: 5%, Year 2: 4%, Year 3: 3.5%, Year 4: 2.5%, Year 5: 2%
- 2 years: Year 1: 3%, Year 2: 2%
- 3-year variable: Year 1: 3%, Year 2: 2.5%, Year 3: 1%
- 5-year variable: Year 1:3%, Year 2:3%, Year 3:3%, Year 4:2%, Year 5: 1%

FAST TRACK BUY TO LET

YBS COMMERCIAL MORTGAGES

Loan Information

Fast-Track	
Loan Amount:	£250,000 - £3,000,000
Max LTV:	75% (77.5% inc. fees)
Loan Term:	• 10 years
Repayment Profile:	• Capital & Interest • Interest-Only • Part & Part
Interest Rates From:	5.45% - 5.70%*
Arrangement Fee:	2.00%

*All products will revert to Yorkshire Building Society's Standard Variable Rate

Fast Track Requirements

Required documents are listed below; additional items may be requested during assessment:

- ✓ Completed application form (inc. ALIE and DD mandate)
- ✓ 3 year's annual accounts and 3 months bank statements for the borrowing entity
- ✓ Completed property schedule
- ✓ Mortgage statement (if applicable)
- ✓ Evidence of deposit (if applicable)

What you can expect from us:

- ✓ Decision in 5 working days
- ✓ Credit backed offer issued prior to valuation
- ✓ Legal process initiated immediately

Key Lending Criteria

Purpose:
We offer mortgages for purchasing, remortgaging, or capital raising (100% capital raise not considered)

Primary Security:
- First legal charge
- Minimum personal guarantee of £175,000 or 10% of the loan, from one or more directors
- Houses, Flats, Bungalows, Small Multi-Unit Freehold Blocks (MUFBs). The property must be of standard construction
- Minimum property value of £135,000
- EPC rating of A-C

Entities:
- Limited Company, Partnership, Sole Trader. No complex ownership structure (No Trusts, no overseas elements or connections to high-risk jurisdictions or industries)
- Maximum of 4 UBOs/Partners/Directors
- All director/shareholders maximum age at loan expiry 75
- All Sole Traders, Director(s), Partners, Shareholder(s) must be UK Resident and have resided in the UK for a minimum of 2 years

Credit Profile:
- Mortgages and secured loans - no missed payments in the last 12 months
- CCJ's, Defaults, Bankruptcy and IVA's – not allowed if present within the last 6 years (Registered or Satisfied)

Affordability:
- >= 5-year:
  125% ICR at higher of 4% or Pay Rate + 0%
- Base Rate Tracker:
  125% ICR at higher of 4% or Pay Rate + 0.9%

Early Repayment Charges:
- 5 years:
  Year 1: 5%
  Year 2: 4%
  Year 3: 3.5%
  Year 4: 2.5%
  Year 5: 2%

HOUSES OF MULTIPLE OCCUPATION (HMO)

YBS COMMERCIAL MORTGAGES

Loan Information

	Small HMO (max 6 bedrooms)	Large HMO (7-20 bedrooms)
Loan Amount:	£500,000 - £10,000,000	£500,000 - £10,000,000
Max LTV:	75% (77.5% inc. fees)	70% (72.5% inc. fees)
Loan Term:	• Loans up to £2,000,000 (inclusive of fees): 25 years • Loans over £2,000,000: 10 years • Loans over £10,000,000: 5 Years	• Loans up to £2,000,000 (inclusive of fees): 25 years • Loans over £2,000,000: 10 years • Loans over £10,000,000: 5 Years
Repayment Profile:	• Capital & Interest • Interest-Only • Part & Part	• Capital & Interest • Interest-Only • Part & Part
Interest Rates From:	5.70%*	6.10%*
Arrangement Fee:	2.00%	2.00%

*All products will revert to Yorkshire Building Society's Standard Variable Rate

Supporting Documents Required

Required documents are listed below; additional items may be requested during assessment:

- ✓ Completed application form (inc. ALIE and DD mandate)
- ✓ 3 year's annual accounts and 3 months bank statements for the borrowing entity
- ✓ Completed property schedule
- ✓ Mortgage statement (if applicable)
- ✓ Evidence of deposit (if applicable)

Key Lending Criteria

Purpose:
We offer mortgages for purchasing, remortgaging, or capital raising.

Entities:
- We can lend to Limited Companies, Limited Liability Partnerships, Sole Traders, Partnerships, new/existing SPVs and that are registered in England or Wales
- Applicant must have 12 months experience of managing HMOs

Affordability:
- HMO: 130% ICR at higher of 4% or Pay Rate + 0% (Personal 150% ICR at higher of 4% or pay rate + 0.4%)

Primary Security:
- Large HMO – LTV calculated using market value (MV)
- First legal charge
- Minimum personal guarantee of £175,000 or 10% of the loan, from one or more directors
- The property should meet the Decent Homes Standards
- EPC A-E (If rated D/E costed plan to get to C)
- All planning and licensing requirements must be complied with
- The property should be let on a furnished basis

Credit Profile:
- Mortgages and secured loans - no missed payments in the last 12 months
- CCJ's, Defaults, Bankruptcy and IVA's – not allowed if present within the last 6 years (Registered or Satisfied)

Early Repayment Charges:
- 5 years: Year 1: 5%, Year 2: 4%, Year 3: 3.5%, Year 4: 2.5%, Year 5: 2%
- 2 years: Year 1: 3%, Year 2: 2%

LARGE MULTI-UNIT FREEHOLD BLOCKS (MUFB)

YBS COMMERCIAL MORTGAGES

Loan Information

Large MUFB (7+ units)	
Loan Amount:	£500,000 - £10,000,000
Max LTV:	75% (77.5% inc. fees)
Loan Term:	• Loans up to £2,000,000 (inclusive of fees): 25 years • Loans over £2,000,000: 10 years • Loans over £10,000,000: 5 Years
Repayment Profile:	• Capital & Interest • Interest-Only • Part & Part
Interest Rates From:	4.99% - 6.05%*
Arrangement Fee:	2.00%

*All products will revert to Yorkshire Building Society's Standard Variable Rate

Supporting Documents Required

Required documents are listed below; additional items may be requested during assessment:

- ✓ Completed application form (inc. ALIE and DD mandate)
- ✓ 3 year's annual accounts and 3 months bank statements for the borrowing entity
- ✓ Completed property schedule
- ✓ Mortgage statement (if applicable)
- ✓ Evidence of deposit (if applicable)

Key Lending Criteria

Purpose:
We offer mortgages for purchasing, remortgaging, or capital raising.

Entities:
- We can lend to Limited Companies, Limited Liability Partnerships, Sole Traders, Partnerships, new/existing SPVs that are registered in England or Wales

Affordability:
- 125% ICR at higher of 4% or Pay Rate + 0%
- Base Rate Tracker: 125% ICR at higher of 4% or Pay Rate + 0.9%

Primary Security:
- 7 or more units (small MUFBs with 6 or fewer units qualify for our standard BTL range)
- Minimum internal floor area per unit of 31sqm GIA (35sqm GEA equivalent)
- First legal charge
- Minimum personal guarantee of £175,000 or 10% of the loan, from one or more directors
- The property should meet the Decent Homes Standards and not be described by valuer as being in poor condition
- EPC A-E (If rated D/E costed plan to get to C)

Credit Profile:
- Mortgages and secured loans - no missed payments in the last 12 months
- CCJ's, Defaults, Bankruptcy and IVA's – not allowed if present within the last 6 years (Registered or Satisfied)

Early Repayment Charges:
- 5 years: Year 1: 5%, Year 2: 4%, Year 3: 3.5%, Year 4: 2.5%, Year 5: 2%
- 3-year variable: Year 1: 3%, Year 2: 2.5%, Year 3: 1%
- 5-year variable: Year 1:3%, Year 2:3%, Year 3:3%, Year 4:2%, Year 5: 1%

HOLIDAY LET

YBS COMMERCIAL MORTGAGES

Loan Information

Holiday Let	
Loan Amount:	£400,000 - £20,000,000
Max LTV:	75% (77.5% inc. fees)
Loan Term:	• Loans up to £2,000,000 (inclusive of fees): 25 years • Loans over £2,000,000: 10 years • Loans over £10,000,000: 5 Years
Repayment Profile:	• Capital & Interest • Interest-Only • Part & Part
Interest Rates From:	6.10%*
Arrangement Fee:	2.00%

*All products will revert to Yorkshire Building Society's Standard Variable Rate

Supporting Documents Required

Required documents are listed below; additional items may be requested during assessment:

- ✓ Completed application form (inc. ALIE and DD mandate)
- ✓ 3 year's annual accounts and 3 months bank statements for the borrowing entity
- ✓ Completed property schedule
- ✓ Mortgage statement (if applicable)
- ✓ Evidence of deposit (if applicable)

Key Lending Criteria

Purpose:
We offer mortgages for purchasing, remortgaging, or capital raising

Entities:
- We can lend to Limited Companies, Limited Liability Partnerships, Sole Traders, new/existing SPVs that are registered in England or Wales

Affordability:
- Net income to provide 125% ICR at higher of 5% or Pay Rate + 1.2% (Ltd) or Pay Rate + 2.2% (Personal)

Primary Security:
- First legal charge and minimum personal guarantee from one or more director of the greater of £175k or 10%
- The property should meet the Decent Homes Standards
- Property must be in a genuine holiday destination, i.e. seaside town or area of historic / natural beauty, with good demand for holiday rentals in the area
- Appropriate planning permission/change of use must be in place
- EPC A-E (If rated D/E costed plan to get to C)

Credit Profile:
- Mortgages and secured loans - no missed payments in the last 12 months
- CCJ's, Defaults, Bankruptcy and IVA's – not allowed if present within the last 6 years (Registered or Satisfied)

Early Repayment Charges:
- 5 years: Year 1: 5%, Year 2: 4%, Year 3: 3.5%, Year 4: 2.5%, Year 5: 2%

COMMERCIAL INVESTMENT

YBS COMMERCIAL MORTGAGES

Loan Information

Commercial Investment	
Loan Amount:	£300,000 - £20,000,000
Max LTV:	75%
Loan Term:	• Loans up to £2,000,000 (inclusive of fees): 25 years • Loans over £2,000,000: 10 years • Loans over £10,000,000: 5 Years
Repayment Profile:	• Capital & Interest • Interest-Only • Part & Part
Interest Rates From:	6.94% - 7.45%*
Arrangement Fee:	2.00%
Affordability:	• 125% ICR at higher of 6% or Pay Rate • 100% DSCR at higher of 7% or Pay Rate +1.4%

*All products will revert to Commercial Standard Variable Rate

Supporting Documents Required

Required documents are listed below; additional items may be requested during assessment:

- ✓ Completed application form (inc. ALIE and DD mandate)
- ✓ 3 year's annual accounts and 3 months bank statements for the borrowing entity
- ✓ Completed property schedule
- ✓ Mortgage statement (if applicable)
- ✓ Evidence of deposit (if applicable)

Key Lending Criteria

Purpose: We offer mortgages for purchasing, remortgaging, or raising capital against commercial properties that are rented as investments.

Entities:
- We can lend to Limited Companies, Limited Liability Partnerships, Sole Traders and Individuals/Partnerships.
- Companies must be registered in England and Wales and all shareholders/directors must be UK residents.
- Applicant(s) should demonstrate a 2-year track record of managing commercial assets or other appropriate, relevant experience.

Primary Security:
- First legal charge
- Minimum personal guarantee of £175,000 or 10% of the loan, from one or more directors
- Property must be in a good primary or secondary location with potential for alternative use
- EPC A-E (If rated D/E costed plan to get to C)
- Commercial lease required

Credit Profile:
- Mortgages and secured loans - no missed payments in the last 12 months
- CCJ's, Defaults, Bankruptcy and IVA's – not allowed if present within the last 6 years (Registered or Satisfied)

Early Repayment Charges:
- 5 years: Year 1: 5%, Year 2: 4%, Year 3: 3.5%, Year 4: 2.5%, Year 5: 2%

Commercial Investment Discounted Rate

A discount of 0.25% on our standard Commercial Investment range for customers looking for funding on small-and medium-sized, good-quality warehouse, light-manufacturing and industrial units.

SEMI-COMMERCIAL

YBS COMMERCIAL MORTGAGES

Loan Information

Semi-Commercial	
Loan Amount:	£400,000 - £20,000,000
Max LTV:	75%
Loan Term:	• Loans up to £2,000,000 (inclusive of fees): 25 years • Loans over £2,000,000: 10 years • Loans over £10,000,000: 5 Years
Repayment Profile:	Interest-Only – 5 year maximum
Interest Rates From:	6.10% - 6.45%*
Arrangement Fee:	2.00%
Affordability:	• 125% ICR at higher of 6% or Pay Rate • 100% DSCR at higher of 7% or Pay Rate +1.4%

*All products will revert to Commercial Standard Variable Rate

Supporting Documents Required

Required documents are listed below; additional items may be requested during assessment:

- ✓ Completed application form (inc. ALIE and DD mandate)
- ✓ 3 year's annual accounts and 3 months bank statements for the borrowing entity
- ✓ Completed property schedule
- ✓ Mortgage statement (if applicable)
- ✓ Evidence of deposit (if applicable)

Key Lending Criteria

Purpose:
We offer mortgages for purchasing, remortgaging, or raising capital against good-quality semi-commercial investment properties, such as shops with flats above in busy high-street locations or strong secondary suburban parades.

Entities:

- We can lend to sole traders, limited companies, limited liability partnerships and individuals/partnerships.
- Companies must be registered in England and Wales and all shareholders/directors must be UK residents.
- Applicant(s) should demonstrate a 2-year track record of managing commercial, mixed-use or multi-tenanted assets.

Primary Security:

- First legal charge
- Minimum personal guarantee of £175,000 or 10% of the loan, from one or more directors
- The residential element must make up at least 50% of the total asset value.
- EPC A-E (If rated D/E costed plan to get to C)
- Commercial lease and APT(s) required

Credit Profile:

- Mortgages and secured loans - no missed payments in the last 12 months
- CCJ's, Defaults, Bankruptcy and IVA's – not allowed if present within the last 6 years (Registered or Satisfied)

Early Repayment Charges:

- 5 years: Year 1: 5%, Year 2: 4%, Year 3: 3.5%, Year 4: 2.5%, Year 5: 2%

OWNER-OCCUPIED

YBS COMMERCIAL MORTGAGES

Loan Information

Owner-Occupied	
Loan Amount:	£500,000 - £5,000,000
Max LTV:	75%
Loan Term:	• Loans up to £2,000,000 (inclusive of fees): 25 years • Loans over £2,000,000: 10 years
Repayment Profile:	Capital & Interest
Interest Rates From:	6.90%*
Arrangement Fee:	2.00%
Affordability:	125% DSCR at Pay Rate using adjusted EBITDA

*All products will revert to Commercial Standard Variable Rate

Supporting Documents Required

Required documents are listed below; additional items may be requested during assessment:

- ✓ Completed application form (inc. ALIE and DD mandate)
- ✓ 3 year's annual accounts and 3 months bank statements for the borrowing entity
- ✓ Completed property schedule
- ✓ Mortgage statement (if applicable)
- ✓ Evidence of deposit (if applicable)

Key Lending Criteria

Purpose:
We offer mortgages for purchasing, remortgaging, or raising capital against commercial premises. Capital raising is acceptable for business purposes only.

Entities:

- We can lend to Limited Companies, Limited Liability Partnerships and Individuals/Partnerships.
- Companies must be registered in England and Wales and all shareholders/directors must be UK residents.
- Applicant(s) should demonstrate a 2-year track record of managing the subject business.

Primary Security:

- First legal charge
- Minimum personal guarantee of £175,000 or 10% of the loan, from one or more directors
- EPC A-E (If rated D/E costed plan to get to C)
- Sectors: Retail, Wholesale, Industrial, Transport, Professional Practices.

Credit Profile:

- Mortgages and secured loans - no missed payments in the last 12 months.
- CCJ's, Defaults, Bankruptcy and IVA's – not allowed if present within the last 6 years (Registered or Satisfied).

Early Repayment Charges:

- 5 years: Year 1: 5%, Year 2: 4%, Year 3: 3.5%, Year 4: 2.5%, Year 5: 2%

SUPPORTING DOCUMENTATION

YBS COMMERCIAL MORTGAGES

To help us progress your case faster, it's important to have the right documentation ready upfront. We've put together a list of the standard documents we need for every application, plus any extra or post-submission requirements.

STANDARD DOCUMENTS

For all new applications we need the following documents:

- YBS Commercial Mortgages Application Form
- YBS Direct Debit Mandate
- Latest 3 years' Financial Accounts for the borrowing entity + any entity that the UBO draws an income from + those entities within the discrete corporate structure
- Property portfolio for the borrowing entity and the UBO(s)
- Brief overview of the entity's/UBO's source of wealth
- Most recent 3 months' bank statements for the borrowing entity (not required if borrowing entity has existing YBS debt)
- Asset/Liability + Income/Expenditure statement for the UBOs
- Most recent mortgage statement for any properties being refinanced
- Evidence of deposit (purchases only)

ADDITIONAL DOCUMENTS

We'll need the following additional documentation for applications that meet the criteria below:

- Latest 3 years' Financial Accounts for any linked entities with ongoing property developments. Please also include an overview of the ongoing developments
- Latest 3 years' Financial Accounts for any linked entities with an intercompany position (creditor/debtor or OpCo/PropCo) with the borrowing entity

For Development Exit Loans:

- Initial valuation providing detail of the expected Gross Development Value
- Initial Monitoring Surveyor's Report detailing the expected cost and time required to complete the development, along with the most recent (ideally the final) Monitoring Surveyor's Report detailing how the development has progressed from a time and cost perspective

POST-SUBMISSION DOCUMENTS

We'll need the following documents after submission, for any applications that meet the criteria below:

- Latest 3 months' personal bank statements for any UBO where the credit search is not clear
- Latest 3 years' SA302 documents for all UBOs where an entity is classified as being high risk

"Our experience of the support you gave in arranging a portfolio refinance, was outstanding from start to finish. Looking forward to work with you in future."

Jenga PLC

