

Our range of semi-commercial mortgages are for properties with combined Residential and Commercial use. Semi-commercial mortgages by Foundation are currently only available via BTL Specialist partners and selected Packagers.

For properties with Residential and Commercial components combined, where Residential Valuation and Rental Income are both in excess of 60% of total for the property

F2 Extra - Semi Commercial	Initial Rate %	Max LTV	Fee	Max Loan	ERCs
2 Year Discount	8.19% (reversion -2.05%)	70%	2.00%	£3m	None
2 Year Fixed	7.49%				3%, 2%
5 Year Fixed	7.14%				5%, 4%, 3%, 2%, 1%
2 Year Fixed Expat	7.59%				3%, 2%
5 Year Fixed Expat	7.24%		5%, 4%, 3%, 2%, 1%		
7 Year Fixed	7.14%		7%, 6%, 5%, 4%, 3%, 2%, 1%		
10 Year Fixed	7.19%		8%, 8%, 7%, 7%, 6%, 5%, 4%, 3%, 2%, 1%		
			1.00%		

All loans revert to BBR + 4.99%

Foundation Semi-Commercial Criteria at a glance

Product	Security	Max Loan/ LTV	Affordability/ICR	Valuation Type	Notes
Semi Commercial	Semi Commercial - Residential and commercial combined	Max loan £3m Max LTV 70%	<ul style="list-style-type: none"> • 125% for basic rate taxpayers (BRT) and LLC • 145% for higher rate taxpayers (HRT) • 135% for joint BRT and HRT <p>Short term fixed rates stress tested at the higher of pay rate + 2%; or 8%.</p> <p>5+ year fixed rates stressed at pay rate</p>	Commercial valuation	Residential valuation and Rental Income both need to be in excess of 60% of total for the property

For Intermediaries only

<https://www.foundationforintermediaries.co.uk/buy-to-let/buy-to-let/semi-commercial-mortgages/>

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