

International Personal Banking



UK Residential Property Lending

Product details			
Minimum loan amount	GBP 200,000		
Term	Maximum term of 3 or 5 years		
Arrangement fee	1.00% of loan amount		
Interest Rate		3 Years	5 Years
	200,000 to 499,999	3.15%	3.65%
	500,000 +	2.95%	3.45%
	All rates + 1 month LIBOR		
Renewal Fee	0.5% of loan amount		
Maximum Loan to Value	65% of the purchase price or a professional valuation of the property, whichever is lower		
Debit interest	Charged quarterly in arrears. The loan is an 'Interest only' facility; however, there is no penalty for ad hoc capital repayments		
Cash Collateral	A cash deposit equal to six months loan debit interest is to be held on account with SBloM at all times		
Minimum interest cover	The property must be tenanted and the tenancy agreement and term must be acceptable to the Bank, with net rental income providing a minimum 125% interest cover. Rental income must be mandated to the Borrower's account at Standard Bank Isle of Man Limited.		
Solicitors and Property Valuers	The property valuation and the legal work undertaken on behalf of the Bank must be completed by firms on the Bank's panel, with all fees paid by the Borrower.		

Additional Criteria & Information

The Bank will review the clients' assets, liabilities and income statement and may request additional documentation in support of the information provided. The Bank will also review the existing tenancy agreement in cases where the property is already tenanted.

- A triennial valuation of the property must be undertaken by a surveyor approved by and appointed by the Bank (the Bank maintains a panel of appropriately qualified surveyors for such a purpose)
- An up to date 'Report on Title' will be sought from the Bank's lawyers (or from a firm which has been approved by the Bank)
- Available for residential buy to let only
- All professional fees will be for the account of the borrower
- The Standard Bank Offshore entity may pay commission and incentives on initial drawdown of up to 0.50% to your advisor

The Bank reserves the right to amend the above terms. Where individual circumstances fall outside these product criteria, we welcome the opportunity to discuss your requirements in order to work out bespoke solutions on appropriate terms.

Please contact your local Business Development Manager or Offshore Specialist for further information.

For the Isle of Man

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www.standardbank.com/international**Important Information**

This document is not designed to be distributed to UK residents and must not be acted on or relied on by persons who are UK residents. Standard Bank Isle of Man Limited is not regulated in the UK to provide home mortgages and nor is it licensed to provide consumer credit to UK resident individuals.

Terms and conditions apply. Visit www.standardbank.com/terms for more information

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SBloM is part of Standard Bank Group Limited; incorporated in South Africa and regulated by the South African Reserve Bank as a bank controlling company. SBloM places funds with other parts of its group and thus its financial standing is linked to that of the group. Publicly available information, including reports and accounts, is available at www.standardbank.com/international.

Deposits made with SBloM are covered by the Isle of Man Depositors' Compensation Scheme as set out in the Depositors' Compensation Scheme Regulations 2010.

The Isle of Man has a Financial Services Ombudsman Scheme covering disputes relating to financial services offered in or from the Isle of Man to individuals and trustees or managers of SIPPs.

Standard Bank Offshore Services (RSA), operates under the license of The Standard Bank of South Africa Limited ("SBSA"), an authorised Financial Services Provider ("FSP") number 11287. We are authorised to provide financial services for the following products: Long-Term Insurance A, B1, B2 and C; Short-Term Insurance:

Personal Lines and Commercial Lines; Retail Pension Benefits; Securities and Instruments: shares, money market, debentures and securitised debt, warrants, bonds, and derivative instruments; Collective Investment Schemes; and long and short term deposits. The compliance department can be contacted on +27 11 636 1781 or by email at Groupfaiscomplianceofficer@standardbank.co.za. SBSA holds professional indemnity insurance cover.

SBSA is authorised by SBloM to sell its products in South Africa and other African countries. Other local Standard Bank Group entities are similarly authorised within their own countries.

All transactions to the account must be in line with current Exchange Control legislative requirements applicable to the country in which you are resident or working.

Telephone calls may be recorded. Please refer to the Standard Bank Offshore Group Client Privacy Statement available from: www.standardbank.com/international