

	Non- Regulated		Regulated	Exposures above £1.25m
	Interest - Rolled Up	Interest - Full or Part Serviced	Interest - Rolled Up	Interest - Rolled Up / Full or Part Serviced
Fully completed Bridging Loan Application Form and Direct Debit Mandate	✓	✓	✓	✓
Certified Signature & Photo ID for all applicants certified as a 'true copy of the original document' and 'true likeness of the individual'.	✓	✓	✓	✓
Evidence of outside income to support monthly interest payments - latest bank statement acceptable		✓		
Last 3 months' personal bank statements to evidence day to day income and expenditure			✓	
Proof of income - certified copy of last 3 months' payslips, latest certified accounts or SA302s with proof of tax paid			✓	
Last 3 months' business bank statements with rental income and last years financial accounts (Limited Company borrowers only)				✓
Client Interview (telephone or face to face)				✓
Property Portfolio Schedule uploaded via Core Logic Hub				✓



Acceptable Signature ID Documents (certified as a "true copy of the original document")

Valid and Signed Passport

Full or Provisional UK/EU Driving licence

Valid Identity Card

For Non-UK issued documents or where an individual is residing abroad the following certifiers are acceptable:

- Embassy, consulate or high commission officer in the country of issue
- Legal professional (solicitor, legal conveyancer, certified paralegal, barrister or notary public)



Acceptable Proof of Residency Documents (if required)

Bank, Building Society or Credit Card Statement

Valid Car or Life Insurance Policy

Utility, telephone or TV bills issued in last 3 months

Council Tax bill issued in current year

HMRC document issued in last 3 months

Additional Supporting Documents / Information Requested	What do we need?	Product
Exit strategy – proof of exit	Evidence of a viable and realistic exit achievable during / before the end of the requested loan term will be required in every case. For regulated bridging, where the proposed exit is refinance, a DIP from a mainstream lender to support refinance to a term mortgage will be required. Where the proposed exit is sale of the property, evidence of marketing will be required to confirm the expected sale price will repay our loan in full by the end of the term.	ALL
Schedule of works and costs for all light and heavy refurbishments together with floor plans, where relevant	Clear written breakdown of anticipated works together with timeline, estimated costs and floor plans must be sent to the valuer upon instruction and to Shawbrook in all instances. Tip: Failure to send to the valuer upon instruction may delay your case by 24-48 hours.	STL1, STL2, STL3, HR1, HR2, RB2
For property purchase, proof of deposit	Evidence by way of bank statements confirming balance / build up of funds is sufficient to cover the full shortfall between net loan amount and purchase price. Underwriter to be satisfied with source of funds and evidence to confirm the same may be requested.	ALL
For refinance, up to date redemption figure from existing lender(s)	Evidence of current balance outstanding to be repaid from loan proceeds	ALL
Proof of funds to complete refurbishment work	Evidence by way of bank statements confirming sufficient funds available to cover full costs of intended refurbishment works as set out in the schedule of works.	STL1, STL2, STL3, HR1, HR2, RB2
Client experience for heavy refurbishments Note: not required for light refurbishments or Regulated Bridging products	Evidence of completing a similar scale project within the last 5 years will be required for all applications to demonstrate the client has sufficient experience of undertaking heavy refurbishment projects. The full criteria for heavy works can be found here.	HR1, HR2
Client experience for Commercial property	Evidence of having owned or managed at least 1 Commercial investment property within the same sector in the last 5 years to demonstrate sufficient knowledge and experience	STL3
Proof of mortgage payments if not on CAIS	For insufficient results on the credit search we will need to see evidence of mortgage payments by way of bank statements, or latest mortgage statement and subsequent bank statements for one other mortgage account held to cover a 12 month period.	ALL
Unencumbered properties	Explanation and evidence of the original source of funds used to purchase the property and full explanation how the property is owned unencumbered.	ALL
Adverse Credit Note: we cannot consider for Regulated Bridging products	Where the client has a history of adverse credit, a full written explanation must be provided by the client(s). The full criteria for adverse credit can be found here	STL1, STL2, STL3, HR1, HR2