

Commercial Mortgage Checklist

Before You Apply

- Work out your deposit (25–40% of property value)
- Check your personal and business credit history
- Estimate expected rental yield or business income
- Establish who will own the property (if under individual or limited company)

Documentation to prepare

- Two to three years of business accounts
- Up-to-date management accounts
- Cash flow projections
- Bank statements (last 6 months)
- Property valuation or commercial survey (we will carry this out)
- Details of existing tenancies or lease agreements
- ID and proof of address for all directors

Questions to ask every lender

- What is the interest rate, and is it fixed or variable?
- What is the arrangement fee?
- What are the valuation, legal, and exit fees?
- What is the total cost over the full term?
- What early repayment charges apply?
- What happens when the fixed term ends?

Typical timeline (2-6 weeks)

- Week 1: Decision in principle
- Week 2: Property valuation
- Week 3: Lender underwriting
- Week 4: Formal mortgage offer
- Week 4-6: Legal, conveyancing, and completion

