

# Product guide

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**As a Select partner we recognise your specialism in the markets we operate.**

To help you and your clients you have exclusive access to products and criteria and it's all backed up with the support of our in-house team of experts.

Put our sales team to the challenge, no matter how complex your case may be.

24 March 2026

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All rates and product criteria are correct at the time of being published.



# Commercial products

When it comes to commercial lending, we understand the demands and challenges your clients may face. There's no case too big or too complex for us, and we're determined to work with your client to offer them a tailored service and see their case through to the end.

## Highlights



Up to **75% LTV** available



**Min loan** from £100k



**No max** property value



**Student accommodation** and **holiday let** properties applications accepted



**Owner occupier** and **investment** applications accepted



Products based on **EPC rating**

## Commercial investment properties

LTV	Product	Starting rate	Arrangement fee	Min loan	Max loan	ERCs	Reversion rate*	Features
75%	2-year fixed	7.84%	3%	£2.5m	£25m	4%, 3%	BBR + 4.75%	Limited edition
		9.24%	1%	£125k	£10m	4%, 3%	BBR + 4.75%	-
		8.80%	2%	£125k	£10m	4%, 3%	BBR + 4.75%	-
		7.92%	4%	£125k	£10m	4%, 3%	BBR + 4.75%	-
	5-year fixed	7.99%	3%	£2.5m	£25m	4%, 3%, 3%, 3%, 3%	BBR + 4.75%	Limited edition
		8.59%	1%	£125k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.75%	-
		8.45%	2%	£125k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.75%	-
		8.17%	4%	£125k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.75%	-

\*Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.

**Loans £25m+ will be priced on application**

**Speak to your specialist finance account manager to discuss.**

Bank of England Base Rate (BBR): 3.75%

## Commercial owner occupier

LTV	Product	Starting rate	Arrangement fee	Min loan	Max loan	ERCs	Reversion rate*	Features
75%	2-year fixed	7.34%	3%	£2.5m	£25m	4%, 3%	BBR + 4.00%	Limited edition
		8.69%	1%	£125k	£10m	4%, 3%	BBR + 4.00%	-
		8.25%	2%	£125k	£10m	4%, 3%	BBR + 4.00%	-
		7.37%	4%	£125k	£10m	4%, 3%	BBR + 4.00%	-
	5-year fixed	7.49%	3%	£2.5m	£25m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	Limited edition
		8.04%	1%	£125k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-
		7.90%	2%	£125k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-
		7.62%	4%	£125k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-

\*Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.

### Loans £25m+ will be priced on application

Speak to your specialist finance account manager to discuss.

### Owner occupier products - qualifying conditions

To qualify, each property securing the loan must be predominately used for the applicants' own business purpose, this can't include generating income from the property. Our underwriters determine the predominate use by considering factors including value, square footage and productivity (income generated). Applications that don't qualify for our owner occupier products will be assessed under our commercial investment products.

Bank of England Base Rate (BBR): 3.75%

## More product information

### Physical valuations

For commercial cases, full physical inspections for valuations will continue, and shall be conducted via our panel manager by way of a bespoke valuation quote.

### Fees

- A £145 non-refundable administration fee is due when submitting the application.
- The valuation fee is to be paid directly by you or the broker to our panel manager at the point of instructing the valuation.
- The arrangement fee, which is also non-refundable, is due on completion and can be added to the loan.
- A 0.25% reduction in the arrangement fee applies to existing borrowers placing a new application. To qualify you must have a clear six-month payment track record and meet one of the following conditions:
  - Be under the same personal ownership or limited company (with the same shareholders/directors).
  - You must match the shareholder in a limited company if under a personal ownership case (with shareholder having a 100% share).
  - You must be an existing joint applicant with a current facility in personal names. If your next loan with us is under a limited company ownership, the shareholding must mirror the current facility.

### Products revert to BBR trackers

- On expiry of the fixed rate (the starting rate\*), the term loan will revert to a variable interest rate set at a margin above BBR.
- The variable rate of interest will move up and down in line with the BBR, however if the BBR falls below 0% the interest rate you're charged won't change, this is referred to as the minimum floor.
- Changes to the BBR, subject to the minimum floor, will take effect from the 1st of the month immediately following the announcement of the change in the BBR. Your new rate will be calculated by taking the margin applicable to the term loan plus the BBR.

Bank of England Base Rate (BBR): 3.75%

## Key commercial criteria

- Up to 75% LTV based on lower of vacant possession value, investment value or purchase price
- Available in England and Wales
- 2-30 years term available
- Owner occupier applications accepted where business been trading for 2 years and affordability calculated off adjusted net profit /EBITDA
- Investor deals accepted where the property is let out to a third party with a lease in place with at least 12 months to run with rental payments up to date.

### Interest-only option available

#### Eligible applicants

- Individuals, limited companies, LLPs, partnerships and trusts and pension schemes (incl. SIPPs)
- Minimum two years' relevant sector experience.
- Must be tenanted or owner occupied
- The surveyor to confirm a sales and lettings marketability period of 12 months or less
- Property to be fit for immediate occupation
- Where the property is tenanted, solicitors must confirm that the lease is drawn on commercially acceptable terms.

## ICR (and calculation)

Commercial rental income considered subject to validating that there is at least 12 months unexpired term on the current lease.

### ICR will depend on the loan type:

- ICR will apply for 2 year rates based on 5%, or the initial pay rate - whichever is higher at 125%
- ICR will apply for 5 year rates at the initial pay rate at 125%
- Owner occupier – ICR based on market rent confirmed by valuer is 110% (market rent), borrower 125% (net profit/EBITDA).

## Acceptable credit profile

<b>CCJs</b>	Nil (3 year history)*
<b>Defaults</b>	Nil (3 year history)*
<b>Missed mortgage payments</b>	None in the last 12 months
<b>Missed secured loan payments</b>	None in the last 12 months
<b>Unsecured arrears</b>	N/A
<b>Bankruptcy</b>	Nil (6 year history)
<b>IVA</b>	Nil (6 year history)
<b>Repossession</b>	Nil (6 year history)
<b>Debt Management Programme</b>	Nil (6 year history)

### \*The restrictions may not apply in the following circumstances:

- Where all CCJs/defaults were registered more than three years ago and satisfied prior to mortgage application;
- Where all CCJs/defaults were satisfied more than 12 months prior to application regardless of date of registration;
- Where the CCJs/defaults in aggregate amount to less than £300, regardless of date of registration, and satisfied prior to mortgage application.

# Semi-commercial products

When it comes to semi-commercial lending, we understand the demands and challenges your clients may face. There's no case too big or too complex for us, and we're determined to work with your client to offer them a tailored service and see their case through to the end.

## Highlights



Up to **75% LTV**  
available



**Min loan** from £100k



**No max**  
property value



**Owner occupier**  
and **investment**  
applications accepted



**Most asset classes**  
considered



**Residential** and  
**commercial** income  
can be considered

## Semi-commercial products

Products for properties with more than 50% residential value								
LTV	Product	Starting rate	Arrangement fee	Min loan	Max loan	ERCs	Reversion rate*	Features
75%	2-year fixed	6.64%	3%	£2.5m	£25m	4%, 3%	BBR + 4.00%	Limited edition
		7.79%	1%	£125k	£550k	4%, 3%	BBR + 4.00%	-
		7.35%	2%	£125k	£550k	4%, 3%	BBR + 4.00%	-
		6.47%	4%	£125k	£550k	4%, 3%	BBR + 4.00%	-
		7.64%	1%	£550k	£10m	4%, 3%	BBR + 4.00%	-
		7.20%	2%	£550k	£10m	4%, 3%	BBR + 4.00%	-
		6.32%	4%	£550k	£10m	4%, 3%	BBR + 4.00%	-
	5-year fixed	6.79%	3%	£2.5m	£25m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	Limited edition
		7.34%	1%	£125k	£550k	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-
		7.20%	2%	£125k	£550k	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-
		6.92%	4%	£125k	£550k	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-
		7.19%	1%	£550k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-
		7.05%	2%	£550k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-
		6.77%	4%	£550k	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	-

\*Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%.  
The interest year for InterBay is calculated over 360 days.

**Loans £25m+ will be priced on application**  
Speak to your specialist finance account manager to discuss

Bank of England Base Rate (BBR): 3.75%

## More product information

### Physical valuations

For semi-commercial cases, full physical inspections for valuations will continue, and shall be conducted via our panel manager by way of a bespoke quote.

### Fees

- A £145 non-refundable administration fee is due when submitting the application.
- The valuation fee is to be paid directly by you or the broker to our panel manager at the point of instructing the valuation.
- The arrangement fee, which is also non-refundable, is due on completion and can be added to the loan.
- A 0.25% reduction in the arrangement fee applies to existing borrowers placing a new application. To qualify you must have a clear six-month payment track record and meet one of the following conditions:
  - Be under the same personal ownership or limited company (with the same shareholders/directors).
  - You must match the shareholder in a limited company if under a personal ownership case (with shareholder having a 100% share).
  - You must be an existing joint applicant with a current facility in personal names. If your next loan with us is under a limited company ownership, the shareholding must mirror the current facility. Be under the same personal ownership or limited company (with the same shareholders/directors).

### Products revert to BBR trackers

- On expiry of the fixed rate (the starting rate\*), the term loan will revert to a variable interest rate set at a margin above BBR.
- The variable rate of interest will move up and down in line with the BBR, however if the BBR falls below 0% the interest rate you're charged won't change, this is referred to as the minimum floor.
- Changes to the BBR, subject to the minimum floor, will take effect from the 1st of the month immediately following the announcement of the change in the BBR. Your new rate will be calculated by taking the margin applicable to the term loan plus the BBR.

Bank of England Base Rate (BBR): 3.75%

## Key semi-commercial criteria

- Owner occupier applications accepted where business been trading for 2 years and affordability calculated off adjusted net profit /EBITDA
- Investor deals accepted where the property is let out to a third party with a lease in place with at least 12 months to run with rental payments up to date
- Up to 75% LTV based on lower of vacant possession value, investment value or purchase price
- Available in England and Wales
- 2-30 years term available.

### Interest-only option available

#### Eligible applicants

- Individuals, limited companies, LLPs, partnerships and trusts
- Minimum two years' relevant sector experience.

#### Commercial element

- Must be tenanted or owner occupied
- The surveyor to confirm a sales and lettings marketability period of 12 months or less
- Property to be fit for immediate occupation
- Where the property is tenanted, solicitors must confirm that the lease is drawn on commercially acceptable terms.

## ICR (and calculation)

Commercial rental income considered subject to validating that there is at least 12 months unexpired term on the current lease.

### ICR will depend on the loan type:

- ICR will apply for 2 year rates based on 5%, or the initial pay rate - whichever is higher at 125%
- ICR will apply for 5 year rates at the initial pay rate at 125%
- Owner occupier – ICR based on market rent confirmed by valuer is 110% (market rent), borrower 125% (net profit/EBITDA).

## Acceptable credit profile

<b>CCJs</b>	Nil (3 year history)*
<b>Defaults</b>	Nil (3 year history)*
<b>Missed mortgage payments</b>	None in the last 12 months
<b>Missed secured loan payments</b>	None in the last 12 months
<b>Unsecured arrears</b>	N/A
<b>Bankruptcy</b>	Nil (6 year history)
<b>IVA</b>	Nil (6 year history)
<b>Repossession</b>	Nil (6 year history)
<b>Debt Management Programme</b>	Nil (6 year history)

### \*The restrictions may not apply in the following circumstances:

- Where all CCJs/defaults were registered more than three years ago and satisfied prior to mortgage application;
- Where all CCJs/defaults were satisfied more than 12 months prior to application regardless of date of registration;
- Where the CCJs/defaults in aggregate amount to less than £300, regardless of date of registration, and satisfied prior to mortgage application.

# Buy to let products

With experience in high-value cases and complex ownership structures, we can help your clients with more than just standard buy to lets. We could also support large portfolio cases where properties are on either a single freehold or in multiple locations. Please speak to your specialist finance account manager for more information.

## Highlights



Up to **75% LTV**  
available



**Multiple properties**  
accepted on a single loan



**HMOs/MUFBs**  
of any size accepted



**No max**  
property value



More involved **ownership**  
**structures** permitted

## Buy to let products

LTV	Product	Starting rate	Arrangement fee	Min loan	Max loan	ERCs	Reversion rate*	Assessment rate
75%	2-year fixed	7.24%	2%	£1m	£10m	4%, 3%	BBR + 4.00%	8.79%
		5.74%	5%	£1m	£10m	4%, 3%	BBR + 4.00%	7.29%
	5-year fixed	6.77%	2%	£1m	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	6.77%
		6.17%	5%	£1m	£10m	4%, 3%, 3%, 3%, 3%	BBR + 4.00%	6.17%

\*Reversion rate is calculated using BBR + reversion rate margin (RRM) as shown above. BBR is subject to a floor of 0.0%. The interest year for InterBay is calculated over 360 days.

### Loans £10m+ will be priced on application

Speak to your specialist finance account manager to discuss.

## Minimum ICR requirements

	Individual borrower	Limited company
<b>Standard buy to let:</b> A single dwelling, HMO with 6 or less lettable rooms or 6 or less units in a MUFB	140%	125%
Complex buy to let	175%	145%

Bank of England Base Rate (BBR): 3.75%

## More product information

### Fees

- A £145 non-refundable administration fee is due when submitting the application.
- The arrangement fee, which is also non-refundable, is due on completion and can be added to the loan
- A 0.25% reduction in the arrangement fee applies to existing borrowers placing a new application. To qualify you must have a clear six-month payment track record and meet one of the following conditions:
  - Be under the same personal ownership or limited company (with the same shareholders/directors).
  - You must match the shareholder in a limited company if under a personal ownership case (with shareholder having a 100% share).
  - You must be an existing joint applicant with a current facility in personal names. If your next loan with us is under a limited company ownership, the shareholding must mirror the current facility.

### Products revert to BBR trackers

- On expiry of the fixed rate (the starting rate\*), the term loan will revert to a variable interest rate set at a margin above BBR.
- The variable rate of interest will move up and down in line with the BBR, however if the BBR falls below 0% the interest rate you're charged won't change, this is referred to as the minimum floor.
- Changes to the BBR, subject to the minimum floor, will take effect from the 1st of the month immediately following the announcement of the change in the BBR. Your new rate will be calculated by taking the margin applicable to the term loan plus the BBR.

Bank of England Base Rate (BBR): 3.75%

## Valuation fee scale

Fee scales have been provided for all standard and specialist properties meeting the agreed criteria below. The valuation fee is payable by the applicant or the broker prior to valuation instruction. The fee scales listed below are for guidance only and may be subject to change. For more complex buy to let properties that do not fit the criteria, a bespoke fee quote will be required from our panel manager. Brokers will have the opportunity to select their preferred quote and instruct the valuation directly with the panel manager. Fees will be payable to the panel manager prior to the valuation instruction. This will apply to all unusual, hybrid or complex properties, including those to be valued on a trading-related basis.

Fees are non-refundable once the valuer has visited the property, but an abortive fee may be payable.

Max value/purchase price	Standard	Specialist
£0 - £100,000	£175	£440
£100,001 - £150,000	£200	£440
£150,001 - £200,000	£225	£455
£200,001 - £250,000	£250	£455
£250,001 - £300,000	£275	£525
£300,001 - £350,000	£300	£585
£350,001 - £400,000	£325	£585
£400,001 - £450,000	£350	£645
£450,001 - £500,000	£375	£645
£500,001 - £600,000	£485	£710
£600,001 - £700,000	£585	£770
£700,001 - £800,000	£650	£880
£800,001 - £900,000	£710	£965
£900,001 - £1,000,000	£825	£1,025
£1,000,001 - £1,500,000	£1,225	£1,425
£1,500,001 - £2,000,000	£1,625	£1,825

### Standard

- Single houses or flats.

### Specialist

- Blocks of up to 6 flats/HMOs up to 6 lettable rooms (Excl. adapted HMOs where reversion to single family dwelling may be compromised and hybrid properties where there is a mixture of lettable rooms and/or self-contained unit and/or bedsits).
- Light/medium refurbishment.

## Key buy to let criteria

- Available to HMOs/MUFBs with no limit on the number of bedrooms/units
- Student lets considered - discuss with your specialist finance account manager
- Available as purchase and remortgage
- Long form valuations are available for more complex buy to let property types
- Available in England and Wales
- 2-30 years term available.

### Additional underwriting

- Portfolio assessed to understand the liquidity position and the ability to cover rental voids
- Tenant profile assessed to ensure the ongoing sustainability of the rental income.

Additional underwriting may apply.

### Interest-only option available

#### Eligible applicants

- Individuals, limited companies, LLPs, partnerships trusts and trading companies
- Minimum two years' relevant sector experience dependant on property type.

#### Property types

- Houses, flats, blocks of flats, multiple units on one freehold, new-build, converted during past two years are all acceptable
- Multiple units must all be individually marketable and mortgageable for us to consider lending against the sum of individual values, otherwise lending may be based on the lower of vacant possession value (VP), investment value or purchase price.

## Acceptable credit profile

<b>CCJs</b>	Nil (3 year history)*
<b>Defaults</b>	Nil (3 year history)*
<b>Missed mortgage payments</b>	None in the last 12 months
<b>Missed secured loan payments</b>	None in the last 12 months
<b>Unsecured arrears</b>	N/A
<b>Bankruptcy</b>	Nil (6 year history)
<b>IVA</b>	Nil (6 year history)
<b>Repossession</b>	Nil (6 year history)
<b>Debt Management Programme</b>	Nil (6 year history)

### \*The restrictions may not apply in the following circumstances:

- Where all CCJs/defaults were registered more than three years ago and satisfied prior to mortgage application;
- Where all CCJs/defaults were satisfied more than 12 months prior to application regardless of date of registration;
- Where the CCJs/defaults in aggregate amount to less than £300, regardless of date of registration, and satisfied prior to mortgage application.

# Bridging finance

The combination of extensive bridging experience with a choice of products, means we could support your clients' commercial and semi-commercial bridging needs.



## Highlights



**Min loan** from £125k



Up to **70% LTV**  
available



**Commercial**  
for properties with  
<55% residential value



**Semi-commercial**  
for properties with  
55%+ residential value

## Commercial bridging

Products for properties with less than 55% residential value				
LTV	Rate	Min loan	Max loan	Facility fee
55%	0.85%	£125k	£10m	2%
60%	0.88%	£125k	£10m	2%
70%	0.93%	£125k	£10m	2%

## Semi-commercial bridging

Products for properties with 55% or more residential value				
LTV	Rate	Min loan	Max loan	Facility fee
55%	0.79%	£125k	£10m	2%
60%	0.82%	£125k	£10m	2%
70%	0.87%	£125k	£10m	2%

The interest year for InterBay is calculated over 360 days. LTV is based on the lower of purchase price or current market value including rolled up interest and any fees added to the loan. Maximum LTV is limited to 65% where the purchase price plus total costs exceeds 80% of valuation after refurbishment. Remortgage from another bridging finance product is limited to 60% LTV. Not available on developer exit finance. Developer exit finance is limited to 65% LTV where there are 6 or more units and/or the average unit value is more than £750,000.

### Loans £10m+ will be priced on application

Speak to your specialist finance account manager to discuss.

### Physical valuations

Full physical inspections for valuations will continue, and shall be conducted via our panel manager by way of a bespoke valuation quote.

### Fees

- A £145 administration fee is payable upon submission of the application and is non-refundable.
- The arrangement fee, which is non-refundable, is payable on completion and can be added to the loan.
- The valuation fee shall be paid directly by the applicant or broker to our panel manager at the point of instructing the valuation.

Bank of England Base Rate (BBR): 3.75%

## Key bridging finance criteria

- Available in England and Wales.

### Eligible applicants

- Individuals, limited companies, LLPs, partnerships and trusts and pension schemes (incl. SIPP)
- Minimum two years' relevant sector experience.

## Acceptable credit profile

<b>CCJs</b>	Nil (3 year history)*
<b>Defaults</b>	Nil (3 year history)*
<b>Missed mortgage payments</b>	None in the last 12 months
<b>Missed secured loan payments</b>	None in the last 12 months
<b>Unsecured arrears</b>	N/A
<b>Bankruptcy</b>	Nil (6 year history)
<b>IVA</b>	Nil (6 year history)
<b>Repossession</b>	Nil (6 year history)
<b>Debt Management Programme</b>	Nil (6 year history)

**\*The restrictions may not apply in the following circumstances:**

- Where all CCJs/defaults were registered more than three years ago and satisfied prior to mortgage application;
- Where all CCJs/defaults were satisfied more than 12 months prior to application regardless of date of registration;
- Where the CCJs/defaults in aggregate amount to less than £300, regardless of date of registration, and satisfied prior to mortgage application.

## Legal information

We offer the following options for representation:

### Separate representation (InterBay and the applicant each have their own solicitor)

All applications require a firm from our panel to be selected to act for InterBay. Our panel of solicitors and the service is set out in the table below. The applicant can select a panel solicitor or an alternative solicitor to act on their behalf, provided they meet our criteria of being SRA approved. It's important to note that the applicant will be liable for both sets of solicitors fees.

### Joint representation (A single solicitor represents both InterBay and the applicant)

Applicants can choose a firm from our panel to act on behalf of themselves and InterBay. As with separate representation, the applicant will be liable for the fees. There may be some circumstances where joint representation may not be appropriate. Please check with your specialist finance account manager if you have any questions.

### Fee information

Fees are on a case-by-case basis, the firm selected will provide a quote upon instruction.

### Westcor title insurance

For term (commercial, semi-commercial or buy to let) and bridging remortgage applications under £3m loan amount, title insurance may be applied to simplify the process by reducing the amount of due diligence required for the benefit of the bank. The solicitor will confirm whether title insurance can be applied once the instruction has been received.

Firm	Commercial   Semi-commercial   Buy to let		Bridging		Westcor	
	Joint rep	Separate rep	Joint rep	Separate rep	Joint rep (remortgage only)	Separate rep (remortgage only)
Birketts LLP	✓ (up to £2m loan amount)	✓	✓ (up to £2m loan amount)	✓	✓ (up to £2m loan amount)	✓
Bexley Beamont	✓	✓	✓	✓	✓	✓
Bude Nathan Iwanier LLP	✓	✓	✓	✓	✓	✓
Dutton Gregory	✓	✓	✓	✓	✓	✓
Gunnercooke LLP	✓	✓	✓	✓	✓	✓
Harold Benjamin	✓	✓	✓	✓	✓	✓
HCB Widdows Mason LTD	✓	✓	✓	✓	✓	✓
HCR Legal LLP	✓	✓	✓	✓	✓	✓
Insight Law	✓	✓	✓	✓	✓	✓
JMW Solicitors LLP		✓		✓		✓
Lawrence Stephens	✓	✓	✓	✓	✓	✓
MSB	✓	✓	✓	✓	✓	✓
Patron Law	✓	✓	✓	✓	✓	✓
Paris Smith LLP	✓	✓	✓	✓	✓	✓
Russell- cooke LLP	✓	✓	✓	✓	✓	✓
VC Law LTD	✓	✓	✓	✓	✓	✓
Walker Morris	✓	✓	✓	✓	✓	✓

## Legal firms' contact details

### Birketts LLP

Kingfisher House,  
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[www.birketts.co.uk](http://www.birketts.co.uk)

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### Bexley Beaumont

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### Bude Nathan Iwanier LLP

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### Dutton Gregory

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