

Summary

The Investec Executive Mortgage is a flexible loan facility designed around your individual financial circumstances and cash flows.

It is secured against your Guernsey or Jersey property with the advantage of being interest only and the flexibility to make early repayments.

Eligibility

Available to Account Holders residing in the Channel Islands who have a minimum income of £100,000 per annum and a Net Asset Value of £1M plus.

Key features

- Purchase or refinance of Guernsey or Jersey residential property
- For owner occupier or investment property
- Minimum loan £500,000
- Standard loan to value up to 70%
- Interest only. Paid monthly or quarterly in arrears
- Capital and repayment options available
- Term: up to 10 years
- Variable or fixed interest rates
- Arrangement Fee: 1% of the loan amount
- View and make payments online

Debt servicing

You will need to demonstrate the ability to service the debt which may not necessarily be from salary income e.g. bonus, dividends, rental income, other business interests.

Repayment

All or part of the loan can be repaid at any time subject to a minimum repayment of £10,000 and any early repayment conditions that may apply.

Interest

The variable interest rate on the loan is calculated daily and is charged to the Account quarterly in arrears.

Fees

In addition to the Arrangement Fee, there will be other costs payable such as the valuation fee and the Bank's legal fees.

Security

- First registered charge over the residential property
- Full personal recourse to the principal
- Assignment over rental income (if applicable)

Minimum loan

The minimum loan is £500,000.

Find out more

For further information, please contact Investec Bank (Channel Islands) Ltd, Guernsey on **01481 706 436** or Jersey on **01534 512 663**, or email enquiries@investec-ci.com

Residential mortgage finance case studies



Case study 1

Client: Director and shareholder of a Fund Administration company with total compensation in excess of £200K.

Need: Immediate requirement for a flexible solution whereby the client could release funds from an existing unencumbered property to purchase a new prime residence.

Solution: A five year interest only mortgage was provided on the new property together with a 12-month bridging facility to be repaid from dividend income and the sale of the former home.

Benefit: The client was able to secure the purchase of a rarely available property.

Case study 2

Client: Former finance executive with a current income in excess of £100K from business and commercial premises let out to grade A tenants on a long lease.

Need: Immediate requirement for a flexible solution whereby the client could refinance the prime residence and release additional funds to finance the building of new property for retirement.

Solution: A three year interest only mortgage was provided on the current property. Interest serviced from commercial rental income and, once the new home was built, repayment from the sale of the current property.

Benefit: The client was able to use their existing assets to obtain suitable funding to build a new home for retirement.

Your home may be repossessed if you do not keep up repayments on a mortgage. Please note, each solution is assessed on a case by case basis and there is no guarantee that any solution outlined above can be recreated.

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