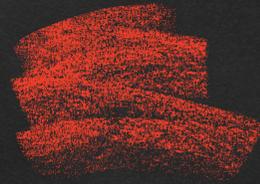




A guide to choosing the right 'property type' on MBV.





When completing the 'Security details' section on MBV we'll ask you to select your client's security 'Property Type' from a drop down menu.

You'll find a list of these options with further detail of the criteria definitions on pages 2, 3 and 4 to help you select the one that best reflects your client's security.

On page 6 you'll find a further guide to help you understand how we categorise different property types depending on property status and who owns the property.

If you need further help, please contact the team on **0161 933 7101**.



| Commercial Property Types | Requirements & Criteria |
|---|--|
| Apartment-Hotel – Com | A serviced apartment complex/hotel with furnished suites of rooms including kitchen facilities, available for long-term or short-term rental. |
| Assembly and leisure - Com | Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used) |
| Car Park - Com | Land which is currently in use as a car park |
| Caravan Park - Com | Means an area where caravans may be parked and used for holidays or as permanent homes |
| Children's Home - Com | A property with a property use class that is not C3 or C4 and is being used as a residential home for children |
| Day Centre - Adult - Com | A property providing day care and recreation facilities for adults who cannot be fully independent |
| Day Centre - Children - Com | A property providing day care and recreation facilities for children who cannot be fully independent |
| Development Site - Com | Land or property which has the benefit of planning permission which is to be developed into Commercial property (no development to take place during the life of the loan) |
| Development Site- Residential - Com | Land or property which has the benefit of planning permission which is to be developed into Residential property (no development to take place during the life of the loan) |
| Development Site- Semi-commercial - Com | Land or property which has the benefit of planning permission which is to be developed into Semi-Commercial property (no development to take place during the life of the loan) |
| Drinking establishments - Com | Public houses, wine bars or other drinking establishments (but not night clubs) |
| Equestrian Centre – Com | An equestrian facility is created and maintained for the purpose of accommodating, training or competing horses. Based on their use, they may be known as a barn, stables, or riding hall and may include commercial operations described by terms such as a boarding stable, livery yard, or livery stable. |
| Farmland - Com | Land which is or is intended to be developed or used for agricultural or farming purposes at any time during the term of the relevant Mortgage Loan that is secured on such land. |
| Farmhouse | A residential property attached to a farm, especially the main house in which the farmer lives. |
| Financial and Professional Services - Com | Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops |
| General Industrial - Com | Use for industrial process other than one falling within office/business premises including a property used as an MOT testing centre or other car factory or printing factory (excluding incineration purposes, chemical treatment or landfill or hazardous waste). Any industrial process that cannot be carried out in a residential area without detriment to that area by reason of noise, vibration, smells, fumes, smoke, soot, ash, dust or grit. |
| Golf Course - Com | An area of land laid out for golf with a series of 9 or 18 holes each including tee, fairway and putting green and often one or more natural or artificial hazards. |
| Hot food takeaways - Com | For the sale of hot food for consumption off the premises |
| Hotels (Temporary Use) - Com | Hotels that are currently being used for alternative purposes |
| Hotels and hostels - Com | Hotels, hostels, boarding and guest houses where no significant element of care is provided |
| Land - Com | Means land which is not and will not, for the term of the relevant Mortgage Loan secured on such Land, be developed including, this includes land which has agricultural buildings which are not being used for agricultural or farming purposes or land in urban setting; |



| Commercial Property Types | Requirements & Criteria |
|---|---|
| Live Development – Com | Land or property which has the benefit of planning permission which is to be developed into Commercial property and the development will take place during the life of the loan |
| Live Development – Resi | Land or property which has the benefit of planning permission which is to be developed into Residential property and the development will take place during the life of the loan |
| Live Development – Semi-Com | Land or property which has the benefit of planning permission which is to be developed into Semi-Commercial property and the development will take place during the life of the loan |
| Multi-Unit Freehold Block – Com | A multi-unit freehold block is a single freehold property which has been split up into multiple units, the block must contain more than 10 units |
| Multi-Unit Freehold Block – Resi | A multi-unit freehold block is a single freehold property which has been split up into multiple units, the block must contain ≤ 10 units or be in a residential like structure i.e detached house |
| Nightclubs - Com | An entertainment venue that is open from the evening until early morning, having facilities such as a bar and disco or other entertainment |
| Non-residential institutions - Com | Clinics, health centres, crèches, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres |
| office/ business premises - Com | Offices (other than those that fall within Financial and Professional Services), research and development of products and processes, light industry appropriate in a residential area |
| Partially Commercial Use - Com | The property type must serve both commercial and residential purposes with the commercial element $< 50\%$ of the property by sq ft |
| Petrol Station - Com | An establishment selling fuel for motor vehicles.(including EV charging stations) |
| Purpose Built Student Accommodation - Com | Purpose-built student accommodation is housing designed specifically for students |
| Quarry – Com | A place, typically a large, deep pit, from which stone or other materials are or have been extracted |
| Residential Care Home - Elderly - Com | A property with a C2 property use class which provides accommodation and personal care and support to those that are elderly and/or have dementia |
| Residential Care Home – High Dependency - Com | A property with a C2 property use class which provides accommodation and personal care for those that are disabled and/or those with learning difficulties |
| Residential institutions - Com | Hospitals, boarding schools, residential colleges and training centres |
| Restaurants and cafes - Com | For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes |
| Secure Residential Institution - Com | Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks |
| Shops - Com | Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes |
| Shops - Retail Park - Com | A shopping retail park situated outside a town or city, typically containing a number of large chain/warehouse type stores |
| Shops - Shopping Centre - Com | A purpose-built group of retail stores and service establishments usually with ample parking facilities and usually designed to serve a community or neighbourhood |
| Storage or distribution - Com | Means a property that is used as or for storage or a distribution centre (including, without limitation, a warehouse). This class includes open air storage |
| Waste Management Site - Com | Waste processing and recycling sites |



| Residential Property Types | Requirements & Criteria |
|---------------------------------|--|
| Bungalow - Detached | A low house having only one storey or, in some cases, upper rooms set in the roof, typically with dormer windows which is detached |
| Bungalow - End terrace | A low house having only one storey or, in some cases, upper rooms set in the roof, typically with dormer windows which is an end terrace |
| Bungalow - Mid Terrace | A low house having only one storey or, in some cases, upper rooms set in the roof, typically with dormer windows which is a mid-terrace |
| Bungalow - Semi-Detached | A low house having only one storey or, in some cases, upper rooms set in the roof, typically with dormer windows which is semi detached |
| Flat/Maisonette - converted | Converted flats are the opposite of purpose-built. A converted flat comes about when part of a house or other large building is converted into a flat |
| Flat/Maisonette - purpose built | Purpose-built flats are flats which have been constructed from the beginning as flats rather than flats which have been converted from what was originally |
| House - Detached | A detached building for human habitation, one that consists of a ground floor and one or more upper storeys |
| House - End terrace | An end terrace building for human habitation, one that consists of a ground floor and one or more upper storeys |
| House - Mid terrace | A mid terrace building for human habitation, one that consists of a ground floor and one or more upper storeys |
| House - Semi Detached | A semi-detached building for human habitation, one that consists of a ground floor and one or more upper storeys |
| Farmhouse | A residential property attached to a farm, especially the main house in which the farmer lives. |



Property Types – Descriptions.



| Commercial Property Status | | Type of property (see definitions slide) | | Will the property be owner occupied? |
|--|---|---|---|--------------------------------------|
| <p>Fully Commercial (100% of the security must be commercial)</p> | | <p>See Commercial Property Types</p> | <p>Borrower occupies 100% of the property (this includes if they run their own business from property)</p> | <p>Fully Owner Occupied</p> |
| | | | <p>Borrower occupies 0% of the property</p> | <p>Non Owner Occupied</p> |
| | | | <p>Borrower occupies >0% of the property but less than 100% of the property (this includes if they run their own business from the property)</p> | <p>Part Owner Occupied</p> |
| <p>Non-Commercial (100% of the property must be residential)</p> | | <p>See Residential Property Types</p> | <p>Borrower occupies 100% of the property (this includes if they run their own business from property)</p> | <p>Fully Owner Occupied</p> |
| | | | <p>Borrower occupies 0% of the property</p> | <p>Non Owner Occupied</p> |
| | | | <p>Borrower occupies >0% of the property but less than 100% of the property (this includes if they run their own business from the property)</p> | <p>Part Owner Occupied</p> |
| <p>Semi – Commercial (the security must be a mix of commercial AND residential)</p> | <p><50% of the property by sq. ft is commercial</p> | <p>Partially commercial use</p> | <p>Borrower occupies 100% of the property (this includes if they run their own business from property)</p> | <p>Fully Owner Occupied</p> |
| | <p>>= 50% of the property by sq. ft is commercial</p> | <p>See Commercial Property types</p> | <p>Borrower occupies 0% of the property</p> | <p>Non Owner Occupied</p> |
| | | | <p>Borrower occupies >0% of the property but less than 100% of the property (this includes if they run their own business from the property)</p> | <p>Part Owner Occupied</p> |
| | | | <p>Borrower occupies 100% of the property (this includes if they run their own business from property)</p> | <p>Fully Owner Occupied</p> |
| | | | <p>Borrower occupies 0% of the property</p> | <p>Non Owner Occupied</p> |
| | <p>Borrower occupies >0% of the property but less than 100% of the property (this includes if they run their own business from the property)</p> | <p>Part Owner Occupied</p> | | |