

Escrow and Settlement solutions for Real Estate

What is Shieldpay?

Shieldpay is an escrow and third-party managed account (TPMA) service provider working with Lawyers, Lenders and Developers to deliver a comprehensive range of payment settlement solutions across the Real Estate sector.

Shieldpay escrow and settlement solutions

Transactional account:

- Construction project accounts for Developers and Lenders
- Conveyancing
- SPV Accounts

Escrow account:

- Warranties and Indemnities
- Dilapidations
- Milestone payments under a JCT
- Retention amounts
- Commercial Rent Deposits
- Sinking Fund account

...and many more

Shieldpay offers risk protection and control

Shieldpay's service is fully customisable based on the details of each underlying contract. Whether funds can only be released through mutual agreement of both parties to a transaction, or if they are to be released on set dates or at set time intervals, Shieldpay caters to all requirements through our standardised, but customisable, contracts.

Transactional:

For Lenders – peace of mind with full transparency over the use of your funding

For Conveyancers – remove the risk, burden and costs of operating your own client account

For Developers – ability to structure project funding and outward subcontractor payments seamlessly and efficiently

Escrow:

Safeguard funds in accordance with underlying transaction conditions until CPs have been met or as future proofing protections over an asset.

How is the service priced?

Shieldpay's services are cost effective mitigators of multiple forms of risk. The pricing model is simple for each product:

Transactional:

Shieldpay's TPMA service is an annual contracted service comprising a monthly license fee and transactional fees.

Escrow:

Shieldpay's Escrow solution is charged as an up-front fixed fee based on transaction specific details.

Banking relationships

Shieldpay operates banking relationships with key banking institutions such as Barclays, Santander, Lloyds and ClearBank in the UK.

How safe are monies held with Shieldpay?

Shieldpay is fully authorised and regulated by the FCA as a Payment Institution. All client funds are held in segregated, safeguarded and insolvency protected Client Monies Accounts in line with regulatory requirements.

The Shieldpay platform

The platform provides full transparency over a deal, transaction or status of funds to any relevant parties. User permissions can be customised to range from 'view only' to 'authorise payment' boosting efficiency, visibility and peace of mind. Document upload and real time notification facilities ensure that information is available and instantly accessible.

Get in touch with Nabila Kazi to find out more · nkazi@shieldpay.com