

BRIDGING LOANS

- Across the UK, including Scotland and Northern Ireland
- Up to £5m loan size
- Up to 24 months
- Used to fund:
 - Refurbishment loans
 - Equity release
 - Development exit
 - Property purchases
- Interest rolled up or serviced for full term of loan
- Variable rate product – based on SONIA rate. Rates currently start at 1.1% per month (will move downwards as SONIA trends downwards)
- No early repayment fees
- Mandatory arrangement fee of 1% and an exit fee of 1%
- 1st charge basis only
- RICS valuation required
- Monitoring surveyors for larger / more complicated refurbishment loans
- Up to 75% LTV / LtGDV (Gross)

DEVELOPMENT FINANCE

- Across the UK, including Scotland and Northern Ireland
- Up to £4m loan size
- Up to 24 month term
- Used to fund:
 - Ground up development
 - Refurbishment
 - Development exit
- 1.3% per month (fixed for the term of the loan)
- Mandatory arrangement fee of 1%
- No early repayment or exit fee
- LTC 85%
- Up to 75% loan to GDV
- 1st charge basis only
- Requires a RICS valuation and MS report on all

SECURED LOANS FOR INCOME PRODUCING PROPERTIES

- Across the UK, including Scotland and Northern Ireland
- Max £1.5m minimum £50,000
- Up to 24 months
- Used to fund:
 - Refurbishment loans
 - Equity release
 - Property purchases
- 1st or 2nd charge basis
- Interest only – no amortisation
- No exit fee
- No early repayment fee
- 75% resi LTV
- 65% commercial LTV
- 1:1 debt cover (all in debt)
- RICS valuation required

COMMERCIAL MORTGAGE FOR OWNER OCCUPIED PROPERTIES

- Across the UK, including Scotland and Northern Ireland
- Up to £750,000
- Interest-only up to 24 months
- 1st charge basis only
- Up to 65%
- Used to fund:
 - Refurbishment loans
 - Equity release
 - Property purchases
- Interest rolled up or serviced for full term of loan
- Variable rate product – based on SONIA rate. Rates currently start at 1.1% per month (will move downwards as SONIA trends downwards)
- No early repayment fees