MOMENTA FINANCE

REALISING POTENTIAL

Our secured loan for tenanted properties at a glance

Momenta Finance, formerly Merchant Money, offers a secured loan specifically designed for tenanted properties, providing property owners with a solution to meet their diverse financial needs. This loan enables equity release, property purchase, refinancing, or business purposes, as long as it is secured against a tenanted property generating a solid rental income. For general business purposes without this specific security, our unsecured business loan may be a more suitable alternative.

SECURED LOAN TENANTED PROPERTY	
Loan Amount	£150,000 up to £2 million
Loan Term	Up to 72 months
Security	1st & 2nd charge basis only
Personal Guarantee	Yes
Interest Rate	Starting at SONIA + 7% P.A.

When is this product right funding solution for your client

- Borrower seeks funding using a tenanted property generating rental income as security.
- Rental income can be used to cover monthly interest payments (interest-only loan).
- The borrower does not want to amortise the loan and the principal balance outstanding remains unchanged until the end of our loan term.
- At the end of the term, the full debt is repaid through refinancing with another lender or by settling the balance onto a new loan.

Eligibility Requirements

- Residential and commercial properties are acceptable as security.
- Max LTV for residential and mixed-use properties = 75%.
- Max LTV for commercial properties = 65%.
- A borrower's primary residence cannot be taken as loan security.
- Security is on a 1st & 2nd charge basis only.
- We will require a RICS certified valuation of the properties to be taken as security.
- Desktop valuations are acceptable if applicable.
- The property taken as security must be tenanted and producing rental income.

The secured loan tenanted property is different in a number of ways

- The first is that the security offered must be a tenanted property producing good quality rental income.
- Unlike our standard secured business loan it can be used to release equity, fund additional purchases or refinance an existing loan. It can be used for general business purposes but only where the business is owned by the borrower.
- Purpose and security aside, the amount and terms are also different.

- Used by landlords to fund the purchase of properties, release equity or refinance an existing loan.
- We require a clear view on exit (repayment of the loan) via either sale of the funded properties or a re-finance.