








Our property development finance at a glance







Momenta Finance specialises in providing property development finance for a range of purposes. With a proven track record in funding such endeavours, our property team can assist borrowers in structuring finance tailored to their specific requirements. Whether it's construction on new residential or semi-commercial projects, refurbishing an existing residential property or development exit we offer financing for a wide range of projects.

PROPERTY DEVELOPMENT FINANCE	
 Loan Amount	£200,000 up to £4 million
 Loan Term	Up to 24 months
 Security	1st charge basis.
 Leverage	Up to 75% LTV and 85% LTC

Security Requirements

-  Residential and mixed-use properties (where the commercial space of the property is <30% of the total property value).
-  The security is on a 1st legal charge basis.
-  Personal Guarantees (PGs).

Eligibility Requirements

-  All proposed developments are required to have full and valid planning consent before any loan is agreed and paid.
-  Borrowers must commit their equity into the development before any funds are released.
-  We can fund borrowers across the UK including England, Wales, Scotland and Northern Ireland.
-  The borrower can be a limited company, a partnership, an LLP or sole proprietor.
-  Personal Guarantees (PGs) will need to be signed by any individual related to the funding as deemed required by us.
-  The borrower must be domiciled in the UK.

Required Documents (Not limited to)

- Cost Plan and Schedule: To assess the viability and budget of the project.
- Borrower's track record: Summary of the borrower's track record in to assess their ability to successfully complete the project.
- Planning Reference Number: To verify the planning permission status and details of the project.
- Completed Momenta Finance application form.
- New build warranty and appropriate insurances.

Good to know

- Arrangement fees have the option to be included in the loan, the fee charged to the borrower is up to 3%.
- Interest is rolled up for the duration of the loan.
- Interest is only charged on utilised funds as and when they are drawn.
- A RICS monitoring surveyor will be appointed on all projects.
- The principal is repaid at the end of the loan term when completed properties are sold. We do allow for early repayment from sales completing and will not charge any fees associated with early repayment.
- The loan term for the overall development will typically range between 18 and 24 months. The funding for the development will be drawn in "tranches" to meet the cashflow requirements of the project as set out by the monitoring surveys confirmation and as per the planned build schedule.

