



Product Guide Refurbishment Bridge



Short-term loans for residential investment properties in England and Wales. Fund property purchases, minor works or change of use, or generate short term cashflow. Adverse credit and non-status loans considered.

Key Terms			
Max Loan Size	£750,000	Max Day 1 LTV	75%
Min Loan Size	£50,000	Max Loan to GDV	70%
Arrangement Fee	2%	Max Loan to Cost	90%
Loan Term	Up to 18 months	Cost of Works Funded	100%

Monthly Rates from:			
Day 1 LTV up to:	LTGDV Max 60%	LTGDV Max 65%	LTGDV Max 70%
60%	0.79%	0.85%	0.89%
70%	0.85%	0.89%	0.95%
75%	0.89%	0.95%	0.99%

Asset Criteria	
The following asset criteria can be accommodated at a premium to the above rates.	
Planning	Cases dependent on planning enhancement and freeholder consent.
Location	Properties across England and Wales, subject to local market performance and asset fit.
Security	Complex Security including second charge on additional assets.

Applicant Criteria	
The following applicant criteria can be accommodated at a premium to the above rates, subject to suitable security.	
Credit Profile	Adverse credit and non-status applicants accommodated.
General Profile	Foreign nationals, new landlords, new developers, non-homeowners.

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