RESIDENTIAL BRIDGE PRODUCT GUIDE FROM 0.64% PER MONTH

KEY CRITERIA

Loan sizes	£100,000 to £5,000,000 (larger loans are considered on a case-by-case basis)
Loan terms	12 to 18 months
Securities	Residential investment properties in England and Wales including HMOs and holidays lets with no restriction on the title. Semi-commercial properties (where commercial < 30% of the property value) are also considered
Maximum gross LTV	75% (higher is considered for borrower-funded refurbishment projects or with the provision of additional security on a first charge basis)

INTEREST RATES

	≤ 65% gross LTV	≤ 70% gross LTV	≤ 75% gross LTV
1.5% broker commission	From 0.64% per month	From 0.69% per month	From 0.74% per month
2% broker commission	From 0.69% per month	From 0.74% per month	From 0.79% per month

FEES

Arrangement fee	2%
Broker commission	From 1.5% (taken from the arrangement fee)
Valuation fees (to be paid up front)	At market rate, provided upon application
Legal fees (deducted from the loan amount)	At market rate, provided upon application
Exit fee	None
Early repayment charges	None (subject to 3 months' minimum interest)

EXAMPLE PERMITTED USES

Property purchases, auction purchases, property refinances, development exits, portfolio consolidations, business short term cash flow requirements, borrower-funded light refurbishments where the cost of works is up to 40% of OMV.

EXAMPLE PROHIBITED USES

Owner-occupied properties, agricultural properties, properties with adverse environmental conditions, land with or without planning.

BORROWERS CONSIDERED

UK nationals and UK limited companies. Foreign nationals with a solid UK credit footprint and borrowers with adverse credit history are also considered on a case-by-case basis.

For more information, quick indications or credit-backed terms, speak directly to a Funding 365 underwriter:

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