

## Light development loan: from 0.89% pm interest rate

### Key product criteria

|  |  |
|--|--|
| Loan size                                | £200,000 to £5,000,000   |
| Maximum gross LTV (day one) <sup>1</sup> | 75%  |
| Maximum gross LTGDV                      | 65%  |
| Further advances                         | Up to 100% cost of works funded in arrears   |
| Build cost to day one OMV                | Up to 150%   |
| Loan term                                | 3 months to 24 months  |
| Minimum developer profit                 | 15% profit on cost for experienced borrowers <sup>2</sup> / 20% profit on cost for new borrowers |
| Developer experience                     | Limited experience considered  |
| Planning permission / PDR consent        | Beneficial   |

<sup>1</sup> Gross LTV is calculated using the gross loan amount divided by the lower of the purchase price and valuation. Valuation is typically the OMV, although other measures may be used on a case-by-case basis. Higher LTVs are available with the provision of additional security (first charge basis only).

<sup>2</sup> At least 3 previously completed development / refurbishment projects over the past 3 years.

### Product rates and fees

|  |   |
|--|---|
| Arrangement fee                            | 2%  |
| Broker commission                          | From 1.5% (taken from arrangement fee)    |
| Valuation and monitoring fees <sup>3</sup> | At market rate, provided upon application |
| Legal fees <sup>4</sup>                    | At market rate, provided upon application |
| Exit fee                                   | None                                      |
| Early repayment charge                     | None                                      |

<sup>3</sup> To be paid upfront.

<sup>4</sup> Legal fees will be deducted from the loan amount. Your lawyer will be required to provide our lawyer with an upfront undertaking to pay all legal fees in full.

### Loan interest rates per month

| Gross LTV                  | 70%  | 75%  |
|----------------------------|--|--|
| Interest rate <sup>5</sup> | From 0.89%pm (1.5% broker commission)<br>From 0.94%pm (2% broker commission) | From 0.94%pm (1.5% broker commission)<br>From 0.99%pm (2% broker commission) |

<sup>5</sup> Reduction in interest rates are available for larger loans on a case by case basis.

### Product characteristics

- Adverse credit history accepted
- Residential and commercial properties considered
- Properties in England and Wales only
- UK residents and limited companies only

### Permitted uses for product

- PDR schemes
- Property conversion to residential / HMO
- Heavy property refurbishment and extension
- Finish and exit <sup>6</sup>

<sup>6</sup> Must be wind and watertight.

### Prohibited uses for product

- Ground up developments and land
- Owner occupied property
- Properties with adverse environmental conditions
- Agricultural properties

### Contact

Speak to one of our decision-making underwriters directly on 0800 689 0650 / [underwriting@funding-365.com](mailto:underwriting@funding-365.com)  
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