

Our loan criteria

- ✓ At least 21 years old
- ✓ UK bank account
- ✓ No first-time buyers
- ✓ UK resident or UK-registered company
- ✓ Property must be based in England or Wales

Bridging loan	
Borrower	Individual & Company
Loan size	£50,000 - £750,000
Term	Up to 12 months
LTV	Up to 80%
Initial rate	0.6% p.m
Security	First or second charge
Type of security	Commercial & Residential
Minimum income	None
Prepayment fee	None
Arrangement fee	Variable
Valuation and legal	Market

LTV	Monthly interest first charge - from	Monthly interest second charge - from
≤ 50%	0.70%	0.90%
≤ 60%	0.75%	1.10%
≤ 65%	0.80%	1.20%
≤ 70%	0.85%	1.30%
≤ 75%	0.90%	1.40%

Pricing is representative and subject to criteria.

Pricing may be adjusted on case by case basis subject to complexity of the borrower or collateral.

Personal credit profile

No bankruptcy/IVA in the last 2 years. If bankruptcy/IVA occurred in the last 5 years a full explanation is required.

All CCJs must be satisfied and should not exceed £5,000. If more than one CCJ is present in the last 5 years the LTV is restricted to 60%. If more than 3 CCJs are present in the last 5 years the case will be declined. An explanation of any CCJ recorded is required in all cases.

All secured loans should be up to date at the time of application with no arrears greater than 1 monthly payment in the last 24 months.

Any arrears or defaults in the last 18 months are at the underwriter's discretion to disregard.

Corporate credit profile

No bankruptcy or winding up petition in the last 5 years.