

	≤ 50% LTV	≤ 55% LTV
1 st charge	0.85%	0.90%
2 nd charge	0.95%	

Fees	
Facility fee	2% - minimum £2,000
Admin fee	£495

Criteria
<p>Terms</p> <ul style="list-style-type: none"> ▶ Loans from £50,000 - £5,000,000* ▶ Terms from 1-24 months <p>Features</p> <ul style="list-style-type: none"> ▶ Non-regulated transactions only ▶ Retained, part & part, and serviced interest options available ▶ No early repayment or exit fees ▶ Procurement fees payable from 1% ▶ No personal guarantees required on company transactions <p>Eligibility</p> <ul style="list-style-type: none"> ▶ Aged 21-85 years ▶ LTD company/ LLPs/ non EEA/ expats accepted <p>Security location</p> <ul style="list-style-type: none"> ▶ England and Wales

* Loans below £100,000 are subject to a minimum interest rate of 0.95%

Acceptable Security
<ul style="list-style-type: none"> ▶ Offices ▶ Retail units ▶ Bed & breakfasts ▶ Small hotels ▶ Holiday lets ▶ Prime leisure

Loan Purpose
<p>1st charge</p> <ul style="list-style-type: none"> ▶ Property purchase ▶ Capital raise ▶ Time restricted transactions, including auctions ▶ Light refurbishment ▶ Below market value purchases ▶ Refinance an existing loan <p>2nd charge</p> <ul style="list-style-type: none"> ▶ To fund additional property or deposit ▶ Refurbishment of security or alternative property ▶ Business purposes ▶ Planning fees

Case Studies



Commercial purchase, PE2

Client's circumstances:

A Ltd company needed funds to purchase a vacant commercial office block in Peterborough, which they intended to modernise and let out. The company had a specific completion date and were unable to obtain a commercial mortgage in the timeframe required.

MT Finance solution:

We provided a £600,000 commercial short-term loan, at 45% LTV based on the vacant possession value. Interest was retained at 0.85%, over a 12-month term, no personal guarantees were required.

The benefit:

In just under 3 weeks, the clients were able to purchase the commercial asset and the 12-month term gave the client plenty of time to refinance with a commercial mortgage lender, redeeming our short-term loan.



Purchase to obtain planning, BN11

Client's circumstances:

A client had created an SPV and required a loan of £270,000 to purchase a vacant pub. The client intended to purchase the property and then apply for planning permission for the conversion to 6 flats. As the property currently didn't have planning and was vacant, financing options were limited.

MT Finance solution:

We provided the funds requested based against the vacant possession value to enable the purchase. Interest was retained at 0.89% over a 9-month term, at 60% LTV. The client was not required to provide a personal guarantee.

The benefit:

By taking out the short-term loan, our client was able to secure the purchase, and the 9-month term gave her the time needed to obtain planning and refinance through a development lender to start the conversion project.