

	≤ 50% LTV	≤ 55% LTV
1 <sup>st</sup> charge	0.85%	0.90%
2 <sup>nd</sup> charge	0.95%	

Fees	
Facility fee	2% - minimum £2,000
Admin fee	£595

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

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

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

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

# 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.