

	≤ 50% LTV	≤ 60% LTV	≤ 65% LTV
1 <sup>st</sup> charge	0.75%	0.80%	0.85%

Fees	
Facility fee	2% - minimum £2,000
Admin fee	£695

	≤ 55% LTV	≤ 60% LTV
GDV (not to exceed)	50%	55%
Loan to cost	<100% of costs	

Criteria
<p><b>Terms</b></p> <ul style="list-style-type: none"> <li>▶ Loans from £50,000 - £500,000*</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> <li>▶ Cost of works available to be drawn in stages based on the increasing value</li> <li>▶ 100% of build costs available</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>

Acceptable Security
<ul style="list-style-type: none"> <li>▶ Offices</li> <li>▶ Houses and flats</li> <li>▶ Small hotels &amp; bed and breakfasts</li> <li>▶ Semi-commercial property</li> <li>▶ D1 Commercial use property</li> <li>▶ Residential property</li> </ul>

Loan Purpose
<ul style="list-style-type: none"> <li>▶ Property extension &amp; loft conversions</li> <li>▶ Conversion of single residence into multiple units, and vice-versa</li> <li>▶ Commercial to residential conversions</li> <li>▶ Barn conversions</li> <li>▶ Completion of an existing development</li> </ul>

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

# Case Studies



## Commercial to resi conversion, RH10

### Client's circumstances:

The client required funds to complete the purchase of a commercial property, which they planned to convert into a house of multiple occupation (HMO). The vendor had set a specific timescale for completion. Therefore, the client needed to act quickly in order to capitalise on this valuable opportunity. The client required funds to help with the purchase and fund the conversion works.

### MT Finance solution:

We provided an initial loan by way of a first charge of £980,000 at 59% LTV, before the client's deadline. Interest was retained at 0.85% per month, over a 12-month term.

The client was able to utilise their own funds to start the works. Once these funds were exhausted, we were able to re-inspect the property and approve further funds on the increased value to continue with the works.

### The benefit:

Our short-term loan meant the client was able to purchase the property before the set deadline and instruct their builders and contractors to start works on their project. During the period of works, we were able to raise the funds against the increasing value in stages to provide 100% of the conversion costs. Once completed the client was able to refinance the newly created flats on to buy-to-let mortgages, adding the properties to their portfolio.



## Barn conversion, SG9

### Client's circumstances:

Our client had recently purchased a barn and its surrounding land for £400,000 through an SPV, and required £236,000 to develop the asset into 3 residential dwellings. Once the works are completed, the asset was expected to fetch a value of £1.8m.

### MT Finance solution:

In just 10 working days, we provided an initial loan of £160,000 at 40% LTV. Interest was retained at 0.80% over an 18-month term. No personal guarantees were required.

### The benefit:

By using MT Finance, the client was able to fund the initial works quickly, with the remaining funds being released in stages, allowing the project to be more cost effective for the client.

Once he completed the conversion, he sold the asset against its higher value to exit our loan, making a significant profit.