

	≤ 50% LTV	≤ 60% LTV	≤ 65% LTV	≤ 70% LTV
1 <sup>st</sup> charge	0.69%	0.75%	0.79%	0.85%
2 <sup>nd</sup> charge	0.75%	0.80%	0.85%	

Fees	
Facility fee	2% - minimum £2,000 *
Admin fee	£699 *

\* All fees are deducted upon completion.

Criteria
<p><b><u>Terms</u></b></p> <ul style="list-style-type: none"> <li>▶ Loans from £50,000 - £10,000,000 **</li> <li>▶ Terms from 1-24 months</li> <li>▶ 0.85% for all loans over 12 months</li> </ul> <p><b><u>Features</u></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><u>Eligibility</u></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><u>Security location</u></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>▶ Houses</li> <li>▶ Flats</li> <li>▶ Flats above commercial property</li> <li>▶ HMO (including student accommodation)</li> <li>▶ Freehold flats</li> <li>▶ On all new build properties of 5 units or above, the transaction will be reviewed on a case by case basis</li> </ul>

Loan Purpose
<p><b><u>1st charge</u></b></p> <ul style="list-style-type: none"> <li>▶ Buy-to-let</li> <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>▶ Lease extensions</li> <li>▶ Refinance an existing loan</li> </ul> <p><b><u>2nd charge</u></b></p> <ul style="list-style-type: none"> <li>▶ Additional property purchase or deposit</li> <li>▶ Refurbishment of security or alternative property</li> <li>▶ Business purposes</li> </ul>

# Case Studies



## Auction property purchase, FY5

### Client's circumstances:

The client required £122,000 to complete the purchase of an investment property via auction. He approached his existing mortgage lender but the deadline for completion was tight. Time was running out and he faced risking his £50,000 deposit.

### MT Finance solution:

On receipt of the enquiry, we issued an Offer in Principle to the client and instructed the valuation and solicitors on the same day. This speedy and proactive approach allowed us to complete the transaction in just 10 days, providing a £122,000 loan at 65% LTV. Interest was retained at 0.79%, over a 12-month term.

### The benefits:

By taking out a short-term loan, the client had time to purchase and modernise the property. As there were no exit fees or early repayment charges, the client was able to source the best buy-to-let product available shortly after completing the works, raising additional monies against the enhanced value to repay our loan and providing working capital.

## Refinancing for business purposes, W1K

### Client's circumstances:

The client required £1.7m to invest into his business. He needed to repay an existing business loan and raise funds to purchase a new business premises, that needed updating before occupation.

### MT Finance solution:

We provided the £1.7m loan at 60% LTV as a second charge against the client's main residence, valued at £6m. Interest was retained at 0.80% over 24 months.

### The benefits:

Our loan meant the client was able to redeem his existing business loan, purchase the new premises and give himself the time to carry out the works, before moving his business over.

The client was able to reduce their loan by selling two investment properties and the remaining balance was repaid by refinancing the new commercial property. Our 24-month term meant he was able to source a loan based on the enhanced business projections.