

	≤ 50% LTV	≤ 60% LTV	≤ 65% LTV
1 st charge	0.85%	0.89%	0.95%

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

* All fees are deducted upon completion.

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

Criteria
<p>Terms</p> <ul style="list-style-type: none"> Loans from £50,000 - £500,000 ** 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 Procuration fees payable from 1% Cost of works available to be drawn in stages based on the increasing value 100% of build costs available <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

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

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

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