

	≤ 50% LTV	≤ 60% LTV
1 st charge	0.95%	0.99%

Fees	
Facility fee	2% - minimum £2,000*
Admin fee	£899*

*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 ▶ Procurement 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

- ▶ Offices
- ▶ Houses and flats
- ▶ Small hotels & bed and breakfasts
- ▶ Semi-commercial property
- ▶ D1 Commercial use property
- ▶ Residential property

Loan Purpose

- ▶ 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%