

SHORT-TERM LENDING SOLUTIONS

# Bridging Finance

NOV 2020



# Short-Term Lending Solutions Rates

PRIME BRIDGING					
FULL VALUATION	1st Charge				2nd Charge
Max LTV	50%	60%	65%	70%	60%
Monthly Interest Rate	0.48%	0.58%	0.68%	0.78%	0.83%
Minimum Loan	£300,000				
Maximum Loan	£4,000,000				£1,000,000

STANDARD BRIDGING					
FULL VALUATION	1st Charge				2nd Charge
Max LTV	40%	50%	60%	65%	60%
Monthly Interest Rate	0.68%	0.73%	0.78%	0.83%	0.88%
Minimum Loan	£300,000				
Maximum Loan	£4,000,000 - (Refurb £2,000,000)				£1,000,000

AVM PLUS	
Max LTV	60%
Maximum loan - single/multiple properties	£1,000,000

AVM PLUS	
Max LTV	60%
Maximum loan - single/multiple properties	£1,000,000

COMMISSION PAYABLE	
Prime and Standard	1% of the loan*
Arrangement Fees	2% of the loan*†
Application Fees	NONE

Independent legal advice will be sought in specific cases

\*Loan to include any fees added to the loan excluding our Arrangement Fee.

† No exit fee or early redemption charges subject to minimum first month's interest. Calculated as daily interest in the month of redemption.

Security release fees and solicitor's fees may apply, please refer to the offer.

**All rates quoted are fixed for the term of the loan.**

# Prime Bridging

For straightforward applicants with clean credit, Prime Bridging offers a competitively priced and flexible option.

## KEY FEATURES:

- Rates from 0.48% per month
- 1st charges up to 70% LTV including interest rolled up
- 2nd charges up to 60% LTV
- Minimum loan £300,000
- Maximum loan £4,000,000 first charge, £1,000,000 second charge
- No adverse credit (where adverse is defined as):
  - A missed mortgage payment in the last 24 months
  - Overdue payments equivalent to three months' payments on a secured or unsecured loan in the last 24 months
  - One or more CCJs with a total value greater than £500 within the last 36 months
- CCJs and defaults are ignored if:
  - Less than £300
  - Older than 36 months if satisfied by date of application
- An IVA or Bankruptcy Order in force at any time in the last 36 months
- Property must be of standard construction and for residential use only (no B&Bs or HMOs)
- Vendor deposit or undervalue transactions are not permitted
- Minimum term 12 months

# Standard Bridging

With refurbishments, property extensions and adverse credit, Standard brings a new level of flexibility to short-term lending.

## KEY FEATURES:

- Rates from 0.68% per month
  - 1st charges up to 65% LTV including interest rolled up
  - 2nd charges up to 60% LTV
  - Minimum loan £300,000
  - Maximum loan £4,000,000 first charge, £1,000,000 second charge
  - Adverse credit considered
  - Flats above commercial units
  - Vendor deposit or undervalue transactions considered
  - Refinance of bridging loans considered to a maximum of 60% LTV
  - Refinance of development finance considered
  - Short leases where the unexpired term is greater than 50 years considered (dependent on location and proven demand)
  - Minimum term 12 months
- Structural Refurbishment
    - Extensions increasing the current internal square footage of the property by no more than 50%
    - Change of roof structure
    - Loft conversions
    - Conversion of single units into multiple units (maximum 4 – resi only)
    - Conversion of multiple units into single units (maximum 4 – resi only)
  - Refurbishment
    - Internal non-structural changes; kitchens, bathrooms, heating, wiring, windows, doors and roof coverings

# Short-Term Lending Solutions – General Criteria

## LOAN TERM

Minimum term 12 months

## CREDIT HISTORY

All type of credit considered on an individual basis subject to scheme and LTV limits.

## COMPANIES

UK and overseas registered companies with shareholders resident in the UK. Personal guarantees and debenture required. When lending to overseas companies, we will require a legal opinion that the corporate entity is valid and has the capacity to borrow. The borrower will be liable for the costs in obtaining this opinion.

## ARRANGEMENT FEE

The Arrangement Fee will deducted from the first drawdown of the loan.

## LEASES

Minimum 70 years remaining for Prime. Minimum 50 years remaining for all other Bridging products.

## PAYMENT OPTIONS

Interest payments will be rolled up to the end of the term of the loan.

## LOCATION

England & Wales. Scotland considered and assessed on a case by case basis.

## EXPERIENCE

Developers must have previous relevant experience; however, no experience is required for self-build projects provided an experienced builder is instructed under a fixed price contract.

## FREEHOLD BLOCKS

Lending available on freehold blocks of flats under one title. Valuation based on block value.

## LEGAL FEES

To cover Masthaven's solicitors' costs, borrowers must put their own solicitor in funds, so that they can provide an undertaking to Masthaven's solicitors to pay the same. Masthaven's solicitors' costs are payable whether or not the loan completes. Please refer to our Valuation & Legal Fee Scale for further details.

## SECURITY RELEASE FEE

Upon redemption of the loan the borrower will be required to pay a Security Release Fee per title. This charge covers the administration process of redeeming the loan, including preparation of redemption statements, dealing with enquiries and releasing the charge over the security(ies). Please refer to the offer.

## REDEMPTION LEGAL FEE

Upon redemption of the loan the borrower will be required to pay a fee to cover Masthaven's legal costs to redeem the loan. Masthaven do not make a profit on the fees charged by their solicitors. Please refer to the offer.

## AGE RESTRICTIONS

Min age 18. Max age 85 on completion

## EXIT ROUTE

Evidence of a viable exit route will be required in all cases.

## RESIDENCY




Acceptable passport holders resident in the UK with an indefinite right to remain – including UK, EU, Australia, Canada, Iceland, Channel Islands, New Zealand, Switzerland and USA - Bridging only.

UK passport holders not resident in the UK – accepted for Bridging products subject to:

- Copy of the UK passport seen, and certified, by a UK solicitor in person at the point the applicant is physically present in the UK to sign documents.
- No foreign currency loans.
- One proof of residency at current address abroad.
- No residency in High or Very High Risk classified countries for AML purposes or sanctioned countries.

All legal work must be completed in the UK by a UK registered solicitor.

# Short-Term Lending Highlights

-  Dedicated broker portal
-  Fast, flexible and personal service
-  Common sense underwriting



## Want to talk through a case?



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