



Bridging Finance

Bridging	LTV	LTV	LTV	LTV
Loan Size	50%	60%	65%	70%
£100,000+	Min 0.70%	Min 0.75%	Min 0.80%	Min 0.90%

Rates quoted above on a monthly chargeable basis

Bridging Definition

A bridge loan is a short-term loan that is used until a person or company secures permanent financing or removes an existing obligation. This type of financing allows the user to meet current obligations by providing immediate cash flow. The loans are short-term (up to two years) and backed by property.

Excluded Property Types

Fuel stations
Hostels
Agricultural
Freehold single flat
Heavy Industrial
Bars/Public Houses
Residential Care Homes
C2, C2A, D2
Places of Worship

Location

England & Wales

Arrangement Fee

2% - The arrangement fee can be added to the loan; or it can be paid on completion.

Term

Minimum term 3 months
Maximum term up to 24 months

Interest

Interest can be rolled up or paid monthly.
Max 7% increase in LTV shown above to include interest & fees

Early Repayment Charge

No ERC (min interest charge 3 months)

Commission

1%

Extension Default Fee – If refurbishment works are not carried out in the agreed timescales or within the initial term, a default charge of 0.25% pcm will be applied (3% p.a)

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