



## Development Exit Finance

| Development Exit |                 | LTV   | LTV   |
|------------------|-----------------|-------|-------|
| Loan Size        | Type            | 60%   | 70%   |
| £100,000 +       | Up to 6 months  | 0.70% | 0.70% |
| £100,000 +       | Up to 12 months | 0.70% | 0.75% |

Rates quoted above on a monthly chargeable basis

### Development Exit Definition

Secured against completed developments (single units or multiple units) for the purpose of exiting development finance whilst the properties are marketed for sale. Development must have been completed for less than 12 months.

### 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

### Loan Repayment

100% of the sales proceeds will be applied in reduction of the loan, until the LTV reaches 50% or less, after which the surplus sale proceeds can be retained by the borrower, provided the loan is still redeemed within the term.

### 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 18 months

### Interest roll up

6 or 12 months  
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

1.5%

Extension Default Fee – If property is not sold or refinanced within the original term agreed, a default charge of 0.25% pcm will be applied (3% p.a)

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