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Bridging Loan Product Guide

January 2025

For Intermediaries Only

When will you start doing AVMs?

You Asked. **We Listened.**

Key Criteria:

- > Available for regulated and unregulated bridging loans
- > Standard residential property **only**
- > First and second charges
- > Up to a maximum of 60% LTV
- > Up to a maximum property value of £750,000
- > Minimum Hometrack confidence level of 5+
- > Up to a maximum loan size of £450,000 - including cases involving multiple securities

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Residential Property

Legal Charge: 1st and 2nd charge

Min Loan Term: 1 month

Max Loan Term: 24 months

Min Loan Amount: £50,000 (Loans below £125,000 are subject to a minimum interest rate of 1.05%)

Max Loan Amount: £10,000,000

	≤ 55% LTV	≤ 65% LTV	≤ 70% LTV
1 st Charge	0.85%	0.90%	0.95%

	≤ 60% LTV	≤ 65% LTV
2 nd Charge	0.95%	0.99%

Key Features:

Funds must be for non-regulated transactions only and:

- Retained, part & part, and serviced interest options are available
- No early repayment or exit fees
- Procuration fees payable from 1%
- If a 2nd charge is on the clients main residence, the loan must be for business purposes only

Semi-commercial Property

Legal Charge: 1st charge only

Min Loan Term: 1 month

Max Loan Term: 24 months

Min Loan Amount: £50,000 (Loans below £125,000 are subject to a minimum interest rate of 1.05%)

Max Loan Amount: £10,000,000

	≤ 55% LTV	≤ 65% LTV
1 st Charge	0.95%	1.05%

Key Features:

Funds must be for non-regulated transactions only and:

- Retained, part & part, and serviced interest options are available
- No early repayment or exit fees
- Procuration fees payable from 1%
- If a 2nd charge is on the clients main residence, the loan must be for business purposes only

Commercial Property

Legal Charge: 1st charge only

Min Loan Term: 1 month

Max Loan Term: 24 months

Min Loan Amount: £50,000 (Loans below £125,000 are subject to a minimum interest rate of 1.05%)

Max Loan Amount: £10,000,000

	≤ 50% LTV	≤ 60% LTV
1 st Charge	0.99%	1.05%

Key Features:

Funds must be for non-regulated transactions only and:

- Retained, part & part, and serviced interest options are available
- No early repayment or exit fees
- Procuration fees payable from 1%

Heavy Refurbishment

Legal Charge: 1st charge only

Min Loan Term: 1 month

Max Loan Term: 24 months

Min Loan Amount: £50,000

Max Loan Amount: £500,000

	≤ 65% LTV
1st Charge	1.10%

Key Features:

Funds must be for non-regulated transactions only and:

- Retained, part & part, and serviced interest options are 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 are available

Gross Development Value:

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

Key Criteria

Borrower Eligibility:

MT Finance will accept the following:

- Borrowers ages from 21-85 years
 - LTD company/ LLPs/ non-EEA, expacts/ offshore companies
 - CCJs and arrears
-

Fees:

All fees are deducted upon completion.

Facility Fee	Admin Fee
2% - minimum £2,000	£949

Loan Purpose:

1st Charge:

- Buy-to-let
- Property purchase
- Capital raise
- Time restricted transactions, including auctions
- Light refurbishment
- Heavy refurbishment
- Below market value purchases
- Lease extensions
- Refinance an existing loan
- Rebridge
- Debt consolidation

2nd Charge:

- Additional property purchase or deposit
- Business purposes
- Refurbishment of security or alternative property

Regulated Bridging

Legal Charge: 1st and 2nd charge

Min Loan Term: 1 month

Max Loan Term: 12 months

Min Loan Amount: £50,000 (Loans below £125,000 are subject to a minimum interest rate of 1.05% PCM)

Max Loan Amount: £2,500,000

Rates:

	≤ 65% LTV	≤ 70% LTV
1 st Charge	0.90%	0.95%

	≤ 60% LTV	≤ 65% LTV
2 nd Charge	0.99%	1.05%

Key Features:

Loans will be subject to retained interest only and:

- No early repayment or exit fees
- Procuration fees payable from 1%

Regulated Bridging Key Criteria

Borrower Eligibility:

MT Finance will accept the following:

- Borrowers ages from 21-85 years
 - Expats
 - CCJs and arrears
 - First-time landlords
-

Fees:

All fees are deducted upon completion.

Facility Fee	Admin Fee
2% - minimum £2,000	£949

Loan Purpose:

1st Charge & 2nd Charge:

- Property purchase
- Capital raise
- Light refurbishment
- Heavy refurbishment
- Below market value purchases
- Time sensitive transactions
- Auction purchases
- Gifted deposits
- Pay tax bills