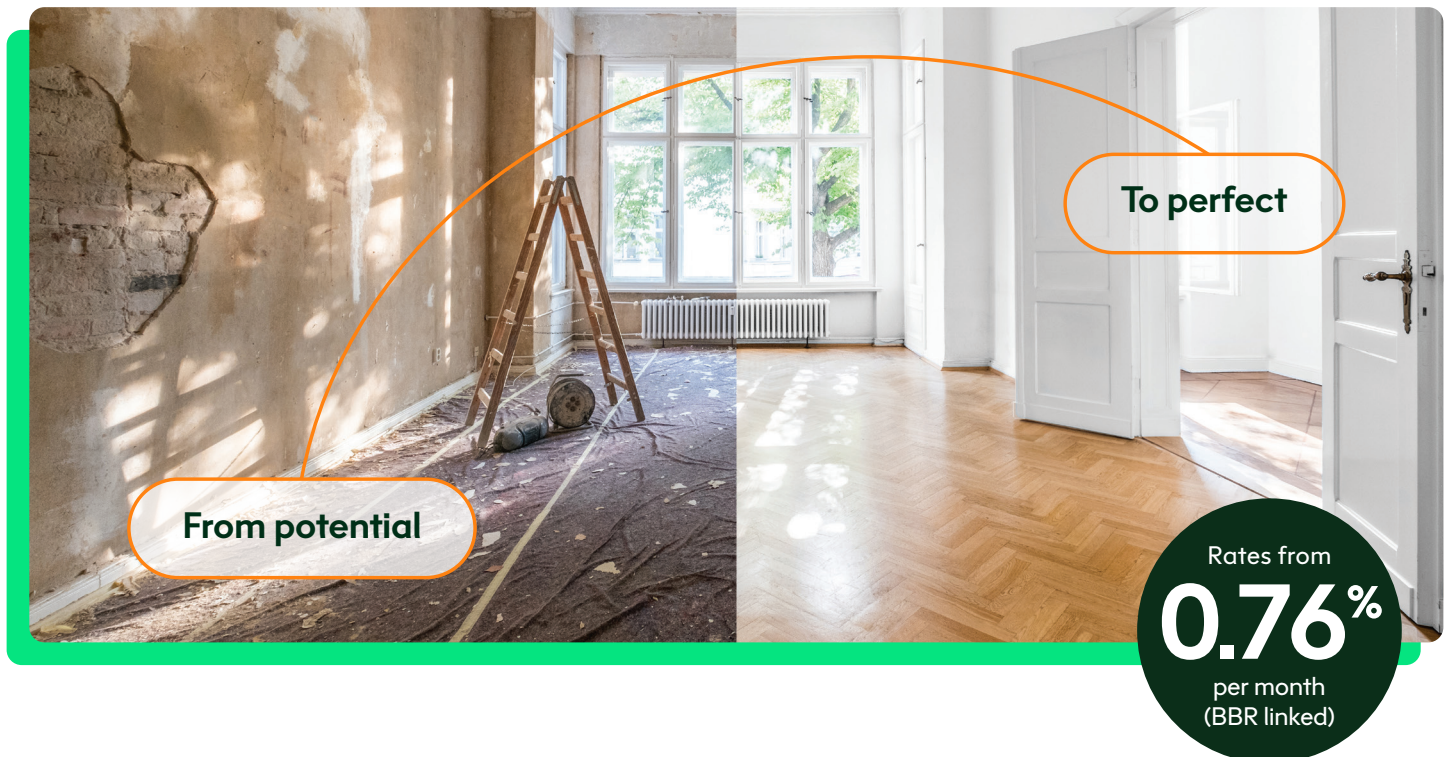


Refurbishment Sales Guide



Minimum loan	£175,000 day one
LTV	Up to 75% LTV NET day one + 100% of refurbishment costs
LTGDV	Up to 70%
Monitoring	Light-touch monitoring by an Asset Manager (not a QS)
Loan term	Up to 24 months

Property types	Residential and semi-commercial property Commercial property (if being converted to residential)
Scope of works	Core refurbishment product: build costs not to exceed £500,000 or 75% of current value PRIME REFURB product: build costs of £500,000-£1 million can be funded, up to 50% of current value

Cases we love to fund

Decorative refurbishments
<ul style="list-style-type: none"> Poor condition properties Outdated properties Auction purchases

Structural refurbishments
<ul style="list-style-type: none"> Loft conversions Rear/side extensions Both permitted development and planning permission acceptable

Change of use projects
<ul style="list-style-type: none"> House to HMO House to flats Commercial to residential Semi-commercial (uppers converted)

For low LTGDV cases, we can consider deals outside of usual appetite