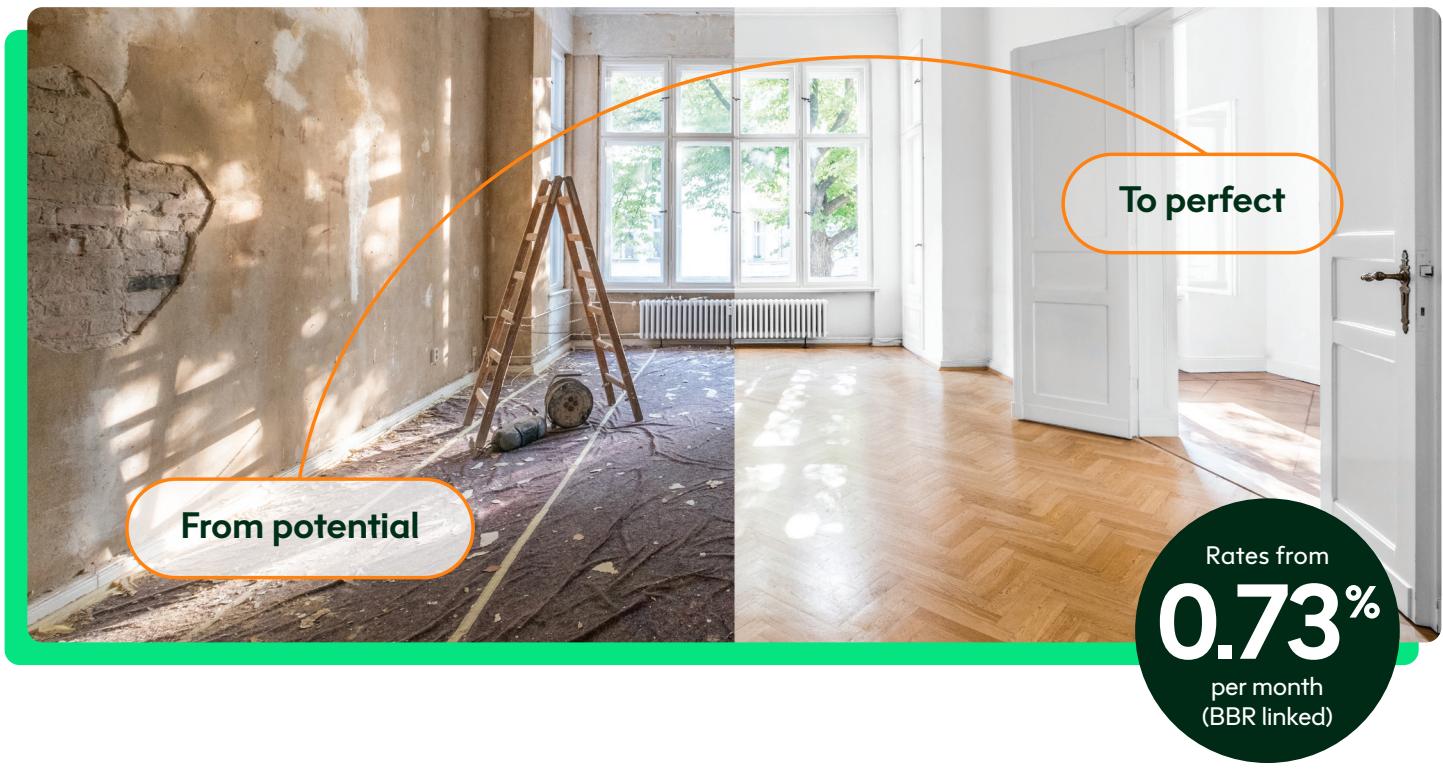


Refurbishment Sales Guide



| | | | |
|---------------------|--|-----------------------|--|
| Minimum loan | £175,000 day one | Property types | Residential and semi-commercial property Commercial property (if being converted to residential) |
| 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) | 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 |
| Loan term | Up to 24 months | | |

Cases we love to fund

| Decorative refurbishments | Structural refurbishments | Change of use projects |
|---|---|---|
| <ul style="list-style-type: none"> Poor condition properties Outdated properties Auction purchases | <ul style="list-style-type: none"> Loft conversions Rear/side extensions Both permitted development and planning permission acceptable | <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