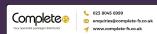


# Development loans

Complete  0800 000 0000 [www.completefin.co.uk](http://www.completefin.co.uk)

octopus capital  
A brighter way

Since 2013, our development finance has supported construction of over 6,500 new homes. We fund a multitude of projects, ranging from housing and flatted schemes to large scale residential and student accommodation developments. We support developments of all sizes, across the UK.

## Key features

<b>Min loan size</b>	<b>£5m</b>
<b>Max loan size</b>	<b>£100m</b>
<b>Max initial LTV</b>	<b>70%</b>
<b>Max LTGDV</b>	<b>65%</b>
<b>Max LTC</b>	<b>85%</b>
<b>Term</b>	<b>12-36 months</b>
<b>Fixed interest rate from</b>	<b>8.00% p.a.</b>
<b>Arrangement fee</b>	<b>Up to 1%</b>
<b>Exit fee</b>	<b>2% of the loan amount</b>



## We can assist with the following

- Housing schemes
- Flatted developments
- Mixed use schemes (up to 25% commercial)
- Student accommodation
- PRS / build to rent
- Care homes
- Retirement living

## Key facts

- Dedicated underwriting team
- The interest will be rolled for the whole duration of the project including sales period
- Get an allowance for planning uplift (capped at 50%) enabling clients to maximise the use of their cash
- Flexibility on terms to meet the client's needs

## Requirements

- Client's CV: we are looking to lend to experienced developers, a track record will be required when reviewing the scheme
- No CCJs, mortgage arrears or defaults in the last three years. Previous adverse will be considered on an individual basis
- First charge only

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