StreamBank

# BRIDGING PRODUCT GUIDE

## Leverage the power of partnership

# WELCOME TO STREAMBANK

## A fresh flexible approach to bridging

"Founded in 2023, StreamBank has quickly established itself as a trusted partner in the bridging finance sector, consistently delivering efficient and flexible solutions tailored to meet the needs of brokers and clients alike. Our streamlined structure ensures that decisions are made quickly and effectively, with direct access to our underwriters and short reporting lines designed to accelerate every step of the process.

At StreamBank, we recognise that timing is often critical in bridging finance, and our commitment to speed, transparency, and a solution-oriented approach sets us apart. We work in partnership with brokers and customers to provide not only rapid service but also a smooth, supportive experience from start to finish. Our dedicated team prides itself on understanding the nuances of each transaction and delivering a seamless, responsive service to meet the unique needs of your clients.

In an industry where speed and reliability are essential, StreamBank stands as a trusted ally, committed to making a positive impact with every deal.
Brokers sit at the heart of this business, and it is your support and dedication that has allowed us to enter the market so successfully over the last few years. We thank you for your ongoing support and look forward to taking advantage of the many opportunities that exist to grow our businesses together."

**Roz Cawood**
Managing Director
Property Lending

# BRIDGING

Our Bridging team are experts across both regulated and unregulated markets with decision makers on-hand to help move cases forward to suit your clients' unique circumstances.

## Key Features

- Loans from £100k to £3m
- FCA regulated and unregulated loans
- Loan term up to 18 months (12 for regulated)
- First, and first & second combination charges *
- No early repayment charges
- Interest calculated daily
- No monthly repayments required
- Dual legal representation available
- Automated valuations & Desktops used where applicable
- Light and Heavy refurbishment projects
- Fast Track process available for certain applications
- Residential security
- LTV up to 75%
- Security property located in England, Wales or Scotland
- Realistic & viable exit strategy

*Despite being a relatively young player in the Bridging market, we were recently highly commended by B&C as the Best Bridging Newcomer of 2024 and are thrilled to be recognised in this way. We remain committed to further improving our bridging products for the benefit of your clients.*

Our dedicated team are geared to expedite applications swiftly and efficiently. Whether it is an opportunity to add value by undertaking refurbishment, the need to raise finance to purchase another property or to replace existing development finance pending sale, we have a broad suite of innovative products that can help.

# PRIME

**Prime Rates:** Unlock our very best pricing with StreamBank's Prime range—designed exclusively for high-quality, low-risk cases that will help your best customers.

**Who Qualifies?** Your clients can access our most competitive Prime Rates when their deal meets the following:

### Loan Requirements

- Loan size up to £2m at ≤ 65% LTV, or
- Up to £3m at ≤ 50% LTV
- Single first charge security only*

**For chain-breaks a second charge is acceptable where the loan amount does not exceed 100% of the 1st property*

### Customer Profile

- No adverse credit
- No re-bridges
- No refurbishment element
- No debt consolidation
- Not redeeming an over-term mortgage

When your case aligns with our standard criteria and meets the above Prime conditions, your customer gains access to StreamBank's best pricing—offering even stronger value and helping you deliver outstanding outcomes for high-quality deals.

***Prime criteria. Prime clients. Prime rates.***

# PRICING MATRIX

RESIDENTIAL BRIDGING

## Residential Bridging

Standard residential bridging e.g. Chain break, capital raise, purchases

| LTV | Prime | Standard | Re-bridge/Adverse |
|---|---|---|---|
| <50% | 0.59% | 0.65% | 0.87% |
| <60% | 0.63% | 0.69% | 0.87% |
| <65% | 0.66% | 0.72% | 0.90% |
| <70% | | 0.79% | 0.90% |
| <75% | | 0.82% | |

## Residential – Light / Medium / Heavy Refurbishment

**Light**: Based on cost of works up to 25% of the current value.

**Medium**: Floor area to not increase by 25%. Based on cost of works between 26%-100% of the current value

**Heavy**: Large scale refurbishment where the project requires planning permission. Based on cost of works over 100% of the current value or where drawdowns are required - Max 75% day 1 and 70% LTGDV

| LTV | Residential Refurbishment | | | | | |
|---|---|---|---|---|---|---|
| | Light | | Medium | | Heavy | |
| | Reg | Non-Reg | Reg | Non-Reg | Reg | Non-Reg |
| <50% | 0.64% | 0.69% | 0.74% | 0.79% | 0.82% | 0.85% |
| <60% | 0.69% | 0.72% | 0.79% | 0.82% | 0.84% | 0.88% |
| <65% | 0.74% | 0.79% | 0.82% | 0.85% | 0.88% | 0.91% |
| <70% | 0.79% | 0.83% | 0.85% | 0.88% | 0.90% | 0.93% |
| <75% | 0.82% | 0.86% | 0.89% | 0.90% | 0.93% | 0.95% |

# PRICING MATRIX

COMMERCIAL BRIDGING

## Commercial Bridging – (Non-regulated)

For commercial property : Quick purchases, light works or change of use.

**Light:** Based on cost of works up to 25% of the current value.

**Medium:** Floor area to not increase by 25%. Based on cost of works between 26%-100% of the current value

**Heavy:** Large scale refurbishment where the project requires planning permission. Based on cost of works over 100% of the current value or where drawdowns are required - Max 65% day 1 and 60% LTGDV

| LTV | Prime | | Standard | | Adverse/ Re-bridge |
|---|---|---|---|---|---|
| | Light/ Med | Heavy | Light/ Med | Heavy | |
| <50% | 0.72% | 0.86% | 0.84% | 0.89% | 1.05% |
| <60% | 0.77% | 0.88% | 0.89% | 0.92% | 1.10% |
| <65% | 0.84% | 0.94% | 0.95% | 0.97% | 1.10% |
| <70% | | | 0.97% | | |

# PRICING MATRIX

DEVELOPMENT BRIDGING

## Finish & Exit Development – (Unregulated)

Small residential development (up to 3 properties) for an experienced developer but not for the developer to reside in the property, includes finish and exit.

| LTV | Pricing | Re-bridge |
|---|---|---|
| <50% | 1.10% pm | 1.25% pm |
| <60% | 1.15% pm | 1.25% pm |
| <65% | 1.20% pm | |

## Residential Development Exit – (Unregulated)

Supporting experienced developers when exiting a completed development scheme. When building works and all certificates have been issued.

| LTV | Pricing | Re-bridge |
|---|---|---|
| <50% | 0.97% pm | 1.10% pm |
| <60% | 1.05% pm | 1.12% pm |
| <70% | 1.10% pm | 1.20% pm |

## Development – (Unregulated)

Supporting experienced developers when investing in a larger property development scheme.

| LTV | Pricing | Re-bridge |
|---|---|---|
| <50% | 1.20% pm | 1.35% pm |
| <60% | 1.25% pm | 1.35% pm |
| <65% | 1.30% pm | |

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StreamBank

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