StreamBank

BRIDGING PRODUCT GUIDE

Think Differently.

For Intermediary Use Only

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.

PRICING MATRIX

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

Residential Bridging

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

LTV	Prime	Standard	Re-bridge/Adverse
<50%	0.59%	0.64%	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/ Commercial – 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. Commercial Bridging (Non-regulated) = Max 65% day 1 and 60% 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%

Commercial Bridging – (Non-regulated)

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

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%		

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KEY CRITERIA

Location	Residential & commercial property located in England, Wales & mainland Scotland
Loan Amount	Minimum and maximum figures are based on net loan excluding fees and interest
Credit profile	Considered by referral on a case-by-case basis
Residency	Acceptable passport holders who are resident in the UK with indefinite leave to remain. Foreign Nationals and Ex Pats are considered by referral on a case-by-case basis
Age limits	Minimum age 21, maximum aged 80 on completion. StreamBank may insist on independent legal advice in some cases
Second charges	Second legal charges are only accepted as additional security. A deed of postponement may also be required if the first charge lender is obligated to make further advances
Valuation	An AVM may be considered on a residential property where no structural works are being carried out. It must have a confidence score of 5+. Maximum property value £1.5m. Desktops can be considered on residential properties with no structural or development works. Maximum property value £2m. Ordinarily 48 hour turn around. Physical valuation checks - a short form for standard residential properties where a visit is required. - a red book for structural works heavy refurb, development or commercial. Mandatory for high value or higher loan to value cases. Any exception to this criteria must be referred. Valuations must be on a "bricks and mortar" basis. **AVMs** can be considered up to: • **75% LTV** for loan sizes up to £500k. • **65% LTV** up to property values of **£1m** • **50% LTV** up to property values of **£1.5m** • **Desktop valuations** may be considered for properties up to **70% LTV**, on property values of **£2m.**

Property works	Our products allow for non structural works including completing works to a property that has been extended and works have been substantially completed. Refurbishment products allow structural works including loft extensions and single-story extensions. A detailed schedule of works will be required together with builder contracts as appropriate. If applicable planning, building regulations and warranty must be evidenced
Drawdowns and monitoring	Where refurbishment loans are being released over drawdowns in arrears, we may require a monitoring surveyor to inspect either upfront or before each drawdown. This will be agreed on a case-by-case basis and confirmed. The cost of these inspections is to be met by the borrower
Valuations and monitoring surveyor fees	Valuation and monitoring surveyor fees are payable directly to the valuer panel arranging access to the property and /or the monitoring surveyor directly. An indicative quote is provided upfront but is subject to availability
Product fee	2% of the facility amount
Broker fees	StreamBank may deduct an additional broker fee from the advance and pay it to the broker. All broker fees must be stated on the offer letter
Legal fees	Legal fees must be paid or solicitors undertaking received for the legal work on a case to commence. In the event of a case aborting any legal fee refund will be after deduction of both internal and external legal plus administrative costs
Solicitors	Where borrowers require a solicitor to represent them, they must be registered with the Law Society and must have a minimum of three SRA regulated principles
Dual Rep	Accepted on residential transactions subject to criteria
Term	Regulated - terms available up to 12 months Non -regulated terms available up to 18 months subject to a minimum three months interest payable
Early redemption fee	None

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