



Product guide

Bridging finance

20 August 2026

Intermediaries only.

Bridging Products

Available for regulated and non-regulated bridging finance.

Standard bridging

LTV	Rate	Product Fee
60%	0.70%	2%
65%	0.73%	2%
70%	0.75%	2%
75%	0.79%	2%

Light refurbishment

LTV	Rate	Product Fee
60%	0.70%	2%
65%	0.73%	2%
70%	0.75%	2%
75%	0.79%	2%

Heavy refurbishment

LTV	Rate	Product Fee
60%	0.83%	2%
65%	0.86%	2%
70%	0.89%	2%

Bridging definitions

Product type	Definition	Example uses
Standard bridging	Where short-term finance is required and is secured on a property in a habitable condition and does not require any improvement works.	- Chain break finance - Buying property at auction - Meeting tight transaction deadlines - Landlords looking to make a quick purchase - Cash flow funding for short-term requirements.
Light refurbishment	Suitable for properties where: - Works do not require planning permission or building regulations - There's no change to the overall use or nature of the property - Works are being completed under Permitted Development Rights with no change to the property footprint.	- Properties deemed uninhabitable by long-term lenders - Works to replace or update building components and non-structural alterations including: - redecorations - replacements of kitchen - replacement or creation of additional bathrooms - replacement of flooring, windows, roof cladding, electrical, heating and plumbing systems - non-structural alterations to accommodation layout - other equivalent work as agreed by us. - Properties currently at 'wind and watertight' stage that require completion.
Heavy refurbishment	Suitable for properties where: - Planning permission or building regulations are required - There's no change to the overall use or nature of the property - Works are being completed under Permitted Development Rights with change to the property footprint.	- Extensions - Loft conversions - Single unit to multi-unit conversions - Multi-unit to single unit conversions - Barn conversions - Landlords looking to change the use of a residential property to a small HMO up to 10 lettable rooms - Landlords looking to change the use of a commercial unit to a maximum of 4 flats - Landlords looking to change the use of a residential property to a maximum of 6 flats. A new homes warranty from an accepted warranty provider or professional consultants certificate must be provided at completion for conversions to flats.

How to submit

When you're ready to submit a bridging case, simply complete our 'Enquiry and application form' and email it to bridging@chlmortgages.co.uk.

We'll review your case, and if approved let you know what information we need to support the case. We'll also confirm the rate and procurement fee you'll receive.

Choosing your conveyancer route

During the bridging process, both CHL Mortgages and your client will need a conveyancer to complete the associated legal work. Your client can choose to complete using joint representation or separate representation, just select your preferred choice on the enquiry and application form.

Joint representation

To proceed with joint representation, your client should select one of the firms listed below on the enquiry and application form. We'll instruct the firm to act on behalf of CHL Mortgages, and they'll also act for your client.

Separate representation

Your client can choose to continue using separate representation, where they are free to instruct a conveyancer of their choosing. Simply complete the relevant sections of the 'Enquiry and application form', telling us the details of the firm your client has chosen to act on their behalf. Your client will also need to choose one of the firms below to act on behalf of CHL Mortgages.

Whichever conveyancer route your client wishes to take, they'll need to choose one of the below solicitors, either to represent both CHL Mortgages and your client, or just CHL Mortgages:

Lightfoots Solicitors,
1-3 High Street,
Thame,
OX9 2BX

01844 212305

lightfoots.co.uk

Lightfoots
SOLICITORS

JMW Solicitors,
1 Byrom Place,
Manchester,
M3 3HG

0345 872 2666

jmw.co.uk

jmw

Important information

Your client is responsible for paying all the conveyancers fees, costs and disbursements including the fees of the conveyancer acting for us in connection with the bridging transaction.

Your client should obtain a detailed quotation from both the conveyancer acting for them, and any conveyancer acting for us if we instruct a different firm to act for us.

Key criteria and product information

Product features

- Rolled interest only
- No exit fees or early repayment charges (a minimum of 1 month's interest must be paid)
- A £150 application fee applies to all products that can be deducted from the advance on completion.

Loan and LTV limits

Loan term		Loan amount	
Minimum term	1 month	Minimum loan	£100,000
Maximum term	Regulated - 12 months. Non-regulated - 18 months. Terms up to 24 months can be considered on a case-by-case basis.	Maximum loan	£10million

Maximum LTV

Maximum LTV is dependent on both the loan purpose and loan size

Loan purpose: LTV is based on the Open Market Value and is inclusive of all fees and interest

Standard bridging	Maximum 75% LTV
Light refurbishment	Maximum 75% LTV
Heavy refurbishment	Maximum 70% LTV

Loan size: LTV is based on the lower of purchase price or Open Market Value

Up to and including £1million	Maximum 75% LTV
£1million to £3.5million	Maximum 70% LTV
£3.5million to £10million	Maximum 65% LTV

Applicant details

Minimum age	25
Maximum age	85 at the end of the term
Maximum number of applicants	4

Fees

Manual valuation fee scale

Used for light and heavy refurbishment bridging, or cases involving a HMO/MUFB. For standard bridging valuations please see Automated Valuation Models (AVMs).

Property value	Single dwelling (light refurbishment)	Single dwelling (heavy refurbishment) HMO/MUFB (all bridging products)
Up to £100k	£150	£450
Up to £150k	£175	£450
Up to £200k	£200	£465
Up to £250k	£225	£465
Up to £300k	£250	£535
Up to £350k	£275	£595
Up to £400k	£300	£595
Up to £450k	£325	£655
Up to £500k	£350	£655
Up to £600k	£485	£720
Up to £700k	£585	£780
Up to £800k	£650	£890
Up to £900k	£710	£965
Up to £1m	£825	£1,035
Up to £1.5m	£1,225	£1,435
Up to £2m	£1,625	£1,835
Up to £2.5m	£1,925	£2,500
Up to £3m	£2,225	£3,000
Up to £3.5m	£2,725	£3,500
Up to £4m	£3,125	£4,000
Up to £4.5m	£3,425	£4,500
Up to £5m	£3,725	£5,000
Above £5m	On request	On request

Automated Valuation Models (AVMs)

Standard bridging	FREE
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Free AVM is subject to the following criteria:

- Standard bridging only.
- Standard residential properties only (Houses / Flats / Single Units)
- Maximum LTV of 75%
- Maximum loan size cap of £750,000
- No complex property characteristics (e.g. non-standard construction)
- AVMs are acceptable for additional security applications, subject to the above criteria.

Reinspection fees

Standard bridging	£150
Light refurbishment	£150
Heavy refurbishment	£250
HMO/MUFB	£250

Other fees

Telegraphic transfer fee	£25
Application fee	£150
Mortgage exit administration fee	£105

We'll instruct the valuation in all instances.

All fees listed include VAT (where applicable).



023 8045 6999 (Option 3)



bridging@complete-fs.co.uk



www.complete-fs.co.uk

03-01-01-02 - Bridging product guide (5.1)

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