octane

Property finance. From plans to profit.

Sales Guide

Products features

- **Loan sizes:** £175,000-£15,000,000+
- AVM/Remote valuations available up to 75% LTV
- **Property value:** £250,000-£5,000,000 per property
- Lending based on OMV (Open Market Value), not 180-day
- Fixed rates priced the same as our variable rates

Bridging loans

Core criteria:

- **Minimum loan:** £175,000
- **LTV:** up to 75% residential | 65% semi-commercial
- **Fees:** 2% arrangement fee and no exit fee
- **Terms:** up to 24 months
- **Property types:** residential and semi-commercial property – unregulated loans only
- **Borrower types:** UK borrowers, Ltd companies, foreign nationals and expats, off-shore companies, trusts, adverse credit
- **Rates:** from 0.73% per month (fixed or variable)

Situations we fund:

- Auction purchases
- Purchase to gain planning
- Release equity whilst on the market

Refurbishment loans

Core criteria:

- **Minimum loan:** £175,000 day one
- **LTV:** up to 75% LTV NET day one and 70% LTGDV
- **Build costs:** 100% funded (in arrears)
- **Fees:** 2% arrangement fee and no exit fee
- **Terms:** up to 24 months
- **Property types:** all types of residential properties, including HMOs and semi-commercial properties, and commercial (if being converted to residential) – unregulated loans only
- **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
- **Rates:** from 0.73% per month (fixed or variable)

Situations we fund:

- **Structural:** loft extensions, side or rear extensions
- **Change of use:** house to flats, house to HMO, commercial to residential
- Modernisation
- Mixed use accepted (restricted to 65% LTGDV)

Developer exit loans

Core criteria:

- **Minimum loan:** £250,000
- **LTV:** up to 75% on <20 fully residential units, 100% complete
- **Fees:** 2% arrangement fee and no exit fee
- **Terms:** up to 24 months
- **Property types:** new-build properties. Large, multi-unit sites acceptable
- **Development stage:** <10% of overall construction costs left to spend. Earlier stages considered at lower LTGDVs
- **Rates:** from 0.69% per month (fixed or variable)

Situations we fund:

- Extend time to sell
- Release equity for next project

Rates from 0.69% per month (fixed or variable)

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What we don't do

- 100% Commercial
- Land with planning
- Cost of works over 100% of the current property value
- Ground up developments
- 2nd charge loans
- Commercial refurbishment
- Grade II* or Grade I Properties
- Refurbishment facility to borrower with adverse credit
- Rural Wales
- Scotland or NI properties
- Politically Exposed Borrowers

Have a case that sits outside criteria?

Give us the opportunity to consider your deal. We take the time to assess every deal on its individual merits.

Complete FS

Your specialist packager distributor

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