

Bridging and Development Product Guide – June 2022



	Residential Bridging (First Charge)		Residential Bridging (Second Charge)	Debt Consolidation		Heavy Renovation (First Charge)	Heavy Renovation (Second Charge)	Light Development (First Charge)
Max LTV	75% purchase	70% remo	£445	65% first charge	60% second charge	65% of purchase price / value + 100% of costs	60% of value + 100% of costs	0.94%
Max LTGDV	N/A		N/A	N/A		65%	60%	65%
Min Loan Amount	£50,000		£50,000	£50,000		£100,000	£100,000	£100,000
Max Loan Amount	£2,000,000		£1,000,000	£2,000,000 first charge	£1,000,000 second charge	£1,500,000	£1,000,000	£1,500,000
Monthly Rate	0.69% up to 60% 0.79% up to 70% 0.84% up to 75%		0.79% up to 50% 0.89% up to 65%	0.89% first charge 0.99% second charge		0.84%	0.99%	
Interest	Rolled up / monthly pay		Rolled up / monthly pay	Rolled up		Rolled up	Rolled up	Rolled up
Credit Profile	All types of credit history considered		All types of credit history considered	All adverse considered subject to arrears being repaid on completion		All types of credit history considered	All types of credit history considered	All types of credit history considered
Works to Property	Non-structural works permitted. Including completing works to a property which has been extended and second fix has been fully completed		Non-structural works permitted. Including completing works to a property which has been extended and second fix has been fully completed	No works permitted		Extensions up to 33% of current sq ft (eg single storey extensions and loft conversions)	Extensions up to 33% of current sq ft (eg single storey extensions and loft conversions)	Change of use to residential / Increase in number of units (e.g. house converted to flats) / Complete works to a new build site which is W&WT / extension over 33% of current sqft / max units 4



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