

	Residential Bridging Loan (a)	Commercial Bridging Loan (b)	Refurbishment Loan (c)	Buy To Let Medium Term Loan (d)	HMO Medium Term Loan (e)
Facility Fee	2%	2%	2%	3%	3%
Procurations Fee	0.75%	0.75%	0.75%	0.75%	0.75%
Interest Rate	From 0.99% pm	From 1.45% pm	From 1.35% pm	From 6.99% pa ⁵	From 7.99% pa ⁹
Maximum LTV	Up to 70%	Up to 40% ³	Up to 70% ⁴ including costs	Up to 70%	Up to 70%
Maximum LTP ¹	Up to 85%	Up to 50%	Up to 85%	Up to 85%	Up to 85%
Minimum Term	1 month	1 month	1 month	2 or 3 years ⁶	3 years
Maximum Term	12 months	12 months	18 months	2 or 3 years ⁶	3 years
Early Repayment Charge	None	None	None	6%/5%/4% ⁷	6%/5%/4% ⁷
Rental Coverage	n/a	n/a	n/a	110%/125% ⁸	110%/125% ⁸
Retained Interest Available	Yes	Yes	Yes	No	No
Minimum Loan Size	£50,000	£100,000	£50,000	£50,000	£50,000
Maximum Loan Size	£15m ¹⁰	£15m	£15m	£15m ¹⁰	£10m
Minimum Property Value ²	£200,000	£300,000	£200,000	£200,000	£200,000

BASIC REQUIREMENTS

(For full Product Details, please refer to the 'Individual Product Sheets')

- Completed and signed Drawbridge Finance Application Form including statement of Assets and Liabilities.
- Passport and **two** utility bills for **each** applicant, certified as true copies by the acting solicitor.
- Where interest is being paid monthly (not retained for the full term) we require proof of income in the form of **original** bank statements for the past 3 months.
- Valuation addressed to BridgeCo Ltd. All valuation fees are paid direct to the surveyor or the packaging broker.
- First time buyers considered on an individual basis
- For Company Applicants we may require a debenture over the Companies Assets. Personal Guarantees are required for all shareholders that hold 20% or more shares. Company accounts may also be required.
- Please refer to the 'Drawbridge Finance General Lending Criteria' for full requirements.

1. Loan to Purchase Price for Discounted transactions. The lower of LTV/LTP above will be used.
2. Property values below will be considered on an individual basis.
3. Commercial value based on bricks and mortar with the benefit of vacant possession.
4. The refurbishment product also allows for up to 70% of the build costs to be funded. Please see the Refurb product sheet for full details.
5. There is a further 2% interest pa deferral which is payable on redemption, ie the rate shown includes the deferral already applied. Please also see rental coverage requirements (note 8) below. The full interest amount payable on this product is 8.99% pa.
6. The Buy To Let product is available on either a 2 or 3 year fixed term.
7. Early Repayment Charges (ERCs) are 1-12 months/ 13-24 months/ 24/35 months depending on the term selected. In the final month of the term there are no ERCs.
8. The rental cover required for the BTL and HMO product varies according to the rate selected. If the interest deferral option is selected, 125% rental cover will be required. If the full interest rate is selected, 110% rental cover will be required.
9. There is a further 2% interest pa deferral which is payable on redemption, ie the rate shown includes the deferral already applied. Please also see rental coverage requirements (note 8) above. The full interest amount payable on this product is 9.99% pa.
10. Larger loan sizes will be considered on an individual basis.