

# Bridging Finance

## The complete criteria and products guide

### Key points

- ▶ **NEW!** Maximum LTV increased to 75% for Non-Regulated Light Refurbishment Bridging Finance
- ▶ **NEW!** Building regulations now accepted on Light Refurbishment Bridging Finance
- ▶ Cross collateral charges considered
- ▶ Stage releases considered
- ▶ Bridge to Let available

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# Our products

## Core products

LTV	Standard Bridging and Light Refurbishment		Heavy Refurbishment	Second Charge Lending	Facility fee
	Net loan size >=£200,000	Net loan size <£200,000			
<40%	0.49%	0.54%	0.75%	0.90%	2.00%
<50%	0.49%	0.54%			
<60%	0.59%	0.64%	0.89%		
<65%	0.59%	0.64%	0.99%		
<70%	0.69%	0.74%	N/A	N/A	
<75%	0.75%	0.79%			

All rates are per month.

Maximum 70% LTV for Regulated Bridging Finance.

## 0% Facility Fee products

### Important process information

When you discuss this product with your underwriter please advise them you would like to select the **fee free** product prior to application submission.

LTV	Standard Bridging and Light Refurbishment	Facility fee
<40%	1.00%	0%
<50%	1.10%	
<60%	1.15%	
<65%	1.20%	
<70%	1.30%	
<75%	1.50%	

All rates are per month.

Maximum 70% LTV for Regulated Bridging Finance.

LTV	Heavy Refurbishment	Facility fee
<40%	1.10%	0%
<50%	1.20%	
<60%	1.25%	
<65%	1.30%	
<70%	1.40%	

All rates are per month.

### Please note

The LTV will be considered across lending on all securities (first or second charge). If the applicant is able to provide additional security for a loan then this may mean that the interest rate payable is lower than it would otherwise be, or that we are able to consider a loan which would otherwise be in excess of the maximum LTV.

### Product features

- ▶ No exit fee.
- ▶ No early repayment charges (a minimum of 1 month's interest must be paid).
- ▶ Retained interest for the full term of the loan is available for Regulated and Non-Regulated Bridging (monthly payment options available for Non-Regulated Bridging).
- ▶ All Regulated mortgage contracts must be submitted on an advised basis only.
- ▶ The lower of the LTV/LTP will be used.
- ▶ A £295 assessment fee applies to all products that can be deducted from the advance on completion.
- ▶ Gross procurement fee from 1%.
- ▶ Non-Regulated applications from limited companies are acceptable. Please refer to page 6 for further details.

# Bridging definitions

Standard Bridging	Light Refurbishment	Heavy Refurbishment	Second Charge Lending
Where short term finance is required and is secured on a property in a habitable condition and does not require any improvement works.	<p>This is suitable for properties where:</p> <ul style="list-style-type: none"> <li>▶ Building regulations are required.</li> <li>▶ There is no change to the overall use/nature of the premises.</li> </ul>	<p>This is suitable for properties where:</p> <ul style="list-style-type: none"> <li>▶ Planning permission is required.</li> <li>▶ Works are being completed under Permitted Development Rights.</li> <li>▶ There is a change in overall use/nature of the premises.</li> </ul>	Where short term finance is required against properties that have an existing mortgage.

Examples of what we can assist with:			
<ul style="list-style-type: none"> <li>▶ Buying property at auction.</li> <li>▶ Cash flow - funding for short term requirements.</li> <li>▶ Chain-break finance.</li> <li>▶ Meeting tight transaction deadlines.</li> <li>▶ Landlords who want to make a quick purchase.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Properties deemed uninhabitable by long term lenders.</li> <li>▶ Internal refurbishment (i.e. new kitchen, bathroom, redecoration).</li> <li>▶ Properties currently at 'wind and water tight' stage that require completion.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Extensions.</li> <li>▶ Basement digs (subject to underwriter review).</li> <li>▶ Loft conversions.</li> <li>▶ Single unit to Multi-unit.</li> <li>▶ Multi-unit to single unit.</li> <li>▶ Commercial to residential.</li> <li>▶ Barn conversions.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Deposit for an additional purchase.</li> <li>▶ Home improvements.</li> <li>▶ Business purposes.</li> <li>▶ To pay a tax bill.</li> <li>▶ Portfolio growth.</li> <li>▶ Purchasing land or development costs.</li> </ul>

# Applicant criteria

Applicant profile	
Minimum age	25
Maximum age	<ul style="list-style-type: none"> <li>▶ 75 at the end of term for Regulated Bridging Finance.</li> <li>▶ 85 at the end of the term for Non Regulated Bridging Finance.</li> </ul> We can consider lending outside of these limits subject to underwriter review, please contact us for further details.
Maximum no of applicants	4
Nationality and residency	
Residential status	All UK and EEA nationals are acceptable providing they have a 3 year UK residential history.
Non EEA Nationals	<ul style="list-style-type: none"> <li>▶ Are considered subject to satisfactory status being established.</li> <li>▶ Limited to 60% LTV.</li> </ul>
Diplomatic immunity	Applicants with diplomatic immunity from UK law will not be accepted.

# Loan criteria

Loan term		
Minimum: 1 month		
Maximum: ▶ 12 months for Regulated Bridging Finance		
▶ 18 months for Non-Regulated Bridging Finance		
Loan amount	First charge lending	Second charge lending
Minimum:	£50,000 (please contact us if you have an application that may fall below this limit).	£25,001
Maximum:	No maximum.	No maximum.

Loan security
First and second charge.

Regulated Mortgage Contracts
We will only accept advised sales on a retained interest basis.

Maximum LTV/LTP	
Our maximum LTV is dependent on the type of loan taken, as a guide:	
Loan type	LTV
Loans above £2,000,000	60%
Standard bridging - Regulated	70%
Standard bridging - Non-Regulated	75%
Light refurbishment - Regulated	70%
Light refurbishment - Non-Regulated	75%
Heavy refurbishment	70%
Loans between £1,000,000 and £2,000,000	70%
Second charge lending	70%
Maximum loan to purchase price (LTP)	90%*

\*This is subject to the above LTV limits not being exceeded.

## Business applicants

- ▶ Available for Non-Regulated Bridging Finance only.
- ▶ Registered limited companies including those set up with the specific purpose of buying property (SPVs) are accepted.
- ▶ Businesses must have a UK registered office address and must operate entirely within the UK.
- ▶ We are able to consider off-shore SPVs, please contact us to discuss the options we offer.
- ▶ Maximum 4 qualifying directors/shareholders none of which may be another limited company.
- ▶ In all applications, personal guarantees will be required for all directors and shareholders over the ages of 25, subject to the company having a maximum of 4 qualifying directors and shareholders. There is no limit on the number of shareholders under the age of 25 subject to the shareholders being dependants of the directors.

# HMO criteria

## Definition

A House in Multiple Occupation (HMO) is defined as any property where both of the following conditions are met:

- ▶ There are at least 3 tenants who form more than one household.
- ▶ The tenants share toilet, bathroom or kitchen facilities.

## Applicant profile

- ▶ Available to experienced landlords only; no first time landlords.
- ▶ Available to individual and limited company applicants
- ▶ Available in England and Wales.

## Minimum valuation

- ▶ £250,000 in London.
- ▶ £100,000 for all other allowable locations.

## Maximum number of bedrooms

The number of bedrooms is limited to a maximum of:

- ▶ 6 for Heavy and Light Refurbishment.
- ▶ 8 for Standard Bridging.

## Licensing requirements

Where applicable, an application for any HMO Licence required by the Local Authority must have been made prior to completion.

## Minimum property value

- ▶ £50,000 or £100,000 in London postcode districts
- ▶ For HMO properties: Minimum £100,000 or £250,000 in London.

## Location

Mainland England, Wales and selected postcodes in Scotland. The list below shows the Scottish postcodes we accept:

Region	Postcodes
Tayside	DD - All
Lothian	EH - All
Stirlingshire	FK - FK1 to FK16
Glasgow	G - All
Ayrshire	KA - All mainland
Fife	KY - All
Lanarkshire	ML - All
Renfrewshire & Argyll	PA - PA1 to PA19

## Tenure

- ▶ Freehold - not acceptable for flats/maisonettes.
- ▶ Leasehold - minimum remaining lease term should be 70 years at the time of application.
- ▶ Flying freehold - a property with an element of Flying Freehold can be considered providing it does not exceed 10% of the total area.
- ▶ Commonhold - are not accepted.

## Flats/maisonettes

- ▶ Must be self-contained with private facilities.
- ▶ Must have direct access to the highway via covered common parts.
- ▶ Maximum of 20 storeys.

## Social housing

We are unable to consider any property being purchased under any social housing schemes (e.g. Right to Buy, Shared Ownership, Key Worker etc.). Additionally, we are unable to consider remortgaging any property purchased under any such scheme where the original vendor retains any interest or where any pre-emption clause remains.

## Modern Methods of Construction (MMC)

Properties that have any MMC components can be considered providing the property was constructed by one of the following companies:

- |                        |                   |
|------------------------|-------------------|
| ▶ Barratt Developments | ▶ Crest Nicholson |
| ▶ Bellway              | ▶ Galliford Try   |
| ▶ Berkeley             | ▶ Persimmon       |
| ▶ Bloor Homes          | ▶ Redrow          |
| ▶ Bovis Homes          | ▶ Taylor Wimpey   |

If the property was constructed within the last 10 years it will need to benefit from one of the following warranties:

- |   |   |
|---|---|
| ▶ Advantage HCI                               | ▶ N.H.B.C. Guarantee  |
| ▶ Aedis Warranties Ltd                        | ▶ Premier Guarantee Scheme  |
| ▶ Building Life Plans                         | ▶ Professional Consultants Certificate (previously an Architect's Certificate). The issuing architect should have minimum professional indemnity insurance equivalent to the greater of £500,000 or the property value. |
| ▶ Buildzone                                   | ▶ Protek  |
| ▶ Checkmate (Castle 10)                       | ▶ Zurich Municipal "New build"  |
| ▶ CRL Management Ltd                          |   |
| ▶ International Construction Warranties (ICW) |   |
| ▶ LABC  |   |

## Unacceptable property types

- ▶ If the construction is non traditional contact us for acceptability.
- ▶ Live/work units or any property where commercial usage exceeds 20% will not be accepted.
- ▶ Any property affected by Japanese Knotweed.
- ▶ Any property deemed unsuitable security by the valuer.
- ▶ Any property where there is ongoing movement/monitoring is required.
- ▶ Property where material environmental hazards are present.
- ▶ Properties affected by overriding interest.
- ▶ Property where saleability may be adversely affected by local planning or by an unsatisfactory mining search.
- ▶ We will not lend where the property is affected by or within influencing distance of any significant factor which will have a negative impact on the property's value or re-saleability (e.g. overhead pylons, sub stations, etc).

## Construction

- ▶ Any property of Easiform construction.
- ▶ Any property containing mundic concrete.
- ▶ Any property containing no-fines concrete.
- ▶ Flats or maisonettes in blocks exceeding 20 storeys.
- ▶ Grade 1 listed buildings in England and Wales/Grades A and B in Scotland.
- ▶ Mobile homes and houseboats.
- ▶ Properties constructed with high-alumina cement, timber framed property with no brick skin or 100% steel or timber framed property.
- ▶ Property designated defective under Part XVI Housing Act 1985, Housing (Scotland) Act 1987 or Pre-Cast Reinforced Concrete (PRC) property (irrespective of whether repaired under a licence repair scheme).

## Restrictive covenants

We are unable to consider any property that may have a restricted occupancy clause within the planning permission, for example, it can only be occupied for a maximum of 11 months in any one year. Property with unrestricted occupancy can be considered provided our normal requirements are met.

Similarly, property that can only be used for retirement or sheltered accommodation is not accepted. This is the same for any property where a planning restriction (e.g. agricultural restriction) effectively limits a property's appeal on the open market.

Please note for new builds, we do consider Section 106 planning obligations.

## Structural reports

We may require a structural report. Reports may be accepted from members of the following bodies:

- ▶ The Institution of Structural Engineers ([www.istructe.org.uk](http://www.istructe.org.uk))
- ▶ The Institution of Civil Engineers ([www.ice.org.uk](http://www.ice.org.uk))

The report must be referred to the valuer for comment. If the report is not addressed to the applicant, written confirmation must be obtained from the originator that its contents may be relied upon by the applicant(s).

We will not lend on any property with either ongoing movement or where monitoring is required, where this is identified by either the valuer, or where evident in the structural engineer's report.

## Specialist reports

On some occasions we may require a specialist's report for the property, these most commonly comprise of:

- ▶ Timber and damp, electrical, trees, cavity wall tie
- ▶ Mining report (for long term lending these are obtained by the solicitors and a special condition is imposed at offer).
- ▶ Drainage report.

We will contact you if any of these reports are required. Any specialist report should be prepared by a reputable firm.



# Property criteria cont.

## Valuation

Precise Mortgages will instruct the valuation in all instances.

We will aim to use a desktop valuation where possible, for Standard Bridging Finance providing:

- ▶ The purchase price/property value does not exceed £1,000,000.
- ▶ The loan has a gross LTV of 50% or below. When multiple properties are used as security, an AVM can be used for each property where the overall LTV is 50% or below.
- ▶ The AVM achieves an acceptable confidence level as determined by Rightmove.

AVMs are not available for:

- ▶ HMOs
- ▶ Any property requiring an element of refurbishment.

We will notify you at DIP stage if your application qualifies for an AVM. If an AVM cannot be used a physical valuation will be required.

## Legal fees

The borrower will be responsible for paying all the conveyancers fees, costs and disbursements. This includes the fees of the conveyancer acting for us in connection with the bridging finance if the borrower chooses to instruct a separate firm to act for them. The borrower should obtain a detailed quotation from the conveyancing firm.

For further information please visit our website at [www.precisemortgages.co.uk/Bridging/Conveyancer](http://www.precisemortgages.co.uk/Bridging/Conveyancer)

Whenever we require that a borrower, occupier or guarantor receives independent legal advice then they will need to pay the legal fees and disbursements of the conveyancer providing that legal advice.

## Valuation fees

Please refer to page 9 for confirmation of when we will accept an AVM.

Purchase price or estimated value (up to)	Standard Bridging (AVM)	Standard and Light Refurbishment	Heavy Refurbishment	Houses in multiple occupation (HMO)
£100,000	£99	£265	£465	£500
£150,000	£99	£300	£465	£500
£200,000	£99	£335	£480	£515
£300,000	£99	£360	£550	£585
£400,000	£99	£385	£610	£645
£500,000	£99	£430	£670	£705
£600,000	£99	£480	£735	£780
£700,000	£99	£530	£795	£830
£800,000	£99	£585	£905	£940
£900,000	£99	£640	£980	£1,015
£1,000,000	£99	£735	£1,050	£1,085
£1,000,000 plus	N/A	Contact us	Contact us	Contact us

**Please note:** Where more than 1 property is used as security for the loan we require each property to be valued. The charge for each valuation will be as per the table above. Once a valuation has been carried out the valuation fee is non-refundable. In all instances the valuation will be carried out on behalf of Precise Mortgages. All of the above valuation scale fees are inclusive of VAT (where applicable).

## Other fees

**Telegraphic transfer fee:** £25

**Assessment fee:** £295

**Redemption administration fee:** £114

**Facility fee:** Refer to product details (page 3)

**Please note:** Some of these fees maybe added to the loan subject to the maximum LTV limits applying to the product selected. In addition loan specific fees maybe added on a case by case basis. Valuation and legal fees cannot be added to the loan. The assessment fee is non-refundable.

# Validation requirements

The below table provides a summary of the validation requirements which are based on the customer's intended exit strategy.

	Residential refinance	Buy to let refinance	Sale
<b>Proof of income</b>	Required	Not required	Not required
<b>Bank statements</b>	Required	Not required	Not required
<b>Mortgage conduct</b>	Required	Required	Required
<b>Assets and liabilities</b>	Required	Required	Required

**Important information:** Where a loan has one or more of the characteristics detailed in the table below, the following validation requirements apply.

	Monthly payments requested (Non-Regulated Bridging only)	Adverse credit and refinance exit	Loans above £1million	LTVs above 65%
<b>Proof of income</b>	Required	Required	Required	Not required
<b>Bank statements</b>	Not required	Required	Required	Required
<b>Mortgage conduct</b>	Required	Required	Required	Required
<b>Assets and liabilities</b>	Required	Required	Required	Required

Please note, our underwriters reserve the right to ask for additional validation documentation at their discretion.

# Submission requirements

## Submitting a case

We will notify you of our requirements following case assessments. However, the table below details our standard requirements:

<b>Mortgage conduct</b>	Proof of the most recent 12 months' mortgage payments is required for all current mortgages.
<b>Self-employment</b>	<ul style="list-style-type: none"><li>▶ The existing business must have been trading for a minimum of 3 years and the latest 2 years' accounting information should be provided.</li><li>▶ We accept SA302s or a tax calculation, with a tax year overview from HMRC in lieu of accounts.</li><li>▶ We only accept accounts prepared by accountants with the following qualifications: ACA/FCA, CA, ACCA/FCCA, AAPA/FAPA, CIMA, CIPFA.</li></ul>
<b>Company directors</b>	Where a company director owns 25% or more of the company shares they must be treated as self-employed.
<b>Employment</b>	<ul style="list-style-type: none"><li>▶ A minimum of 6 months in current employment and 12 months continuous employment history is required for all employed applicants.</li><li>▶ Income for employed applicants must be verified by means of the last 3 months' payslips and most recent P60.</li><li>▶ Where guaranteed or regular bonuses form a substantial part of an applicant's total income, please provide sufficient evidence to confirm that this is the case.</li><li>▶ For regular annual bonuses, a 2 year track record should be provided.</li></ul>
<b>Assets and liability statements</b>	Statement should be signed by applicant/guarantor or their accountant.
<b>Schedule of works proposal form</b>	Normally required where any form of refurbishment is to be completed.
<b>Second charge lending</b>	Lender questionnaire - this will be instructed by Precise Mortgages.

# Contact us



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If you are from the North please call our dedicated Bridging Team on 0800 116 4385

Get in touch with our intermediary support team

☎ 0800 116 4385 9am to 6pm, Mon to Fri

✉ [enquiries@precisemortgages.co.uk](mailto:enquiries@precisemortgages.co.uk)

🖨 0800 131 3180

🌐 [precisemortgages.co.uk](http://precisemortgages.co.uk)

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