

# Bridging Finance

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## Criteria guide

### Important Update

In the current climate we have been working hard to continue to offer your customers a range of specialist lending solutions. We are reviewing our position on a regular basis and we would therefore recommend that you review our current product guides in conjunction with our criteria guides to see how best we can help your customer.

For our latest updates please [click here](#).

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## 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.

## Examples of what we can assist with:

- ▶ Buying property at auction.
- ▶ Cash flow - funding for short term requirements.
- ▶ Chain-break finance.
- ▶ Meeting tight transaction deadlines.
- ▶ Landlords who want to make a quick purchase.

## Second Charge Lending

Where short term finance is required against properties that have an existing mortgage.

- ▶ Deposit for an additional purchase.
- ▶ Home improvements.
- ▶ Business purposes.
- ▶ To pay a tax bill.
- ▶ Portfolio growth.
- ▶ Purchasing land or development costs.

# 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></ul>
Diplomatic immunity	Applicants with diplomatic immunity from UK law will not be accepted.

# Loan criteria

Loan term		
Minimum: 1 month		
<ul style="list-style-type: none"><li>▶ 12 months for Regulated Bridging Finance</li><li>▶ 18 months for Non-Regulated Bridging Finance</li></ul>		
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).	£50,000
Maximum:	£375,000	£375,000
Loan security		
First and second charge.		
Regulated Mortgage Contracts		
We will only accept advised sales on a retained interest basis.		
Maximum LTV		
50% LTV up to £375,000		

# Limited companies

## Business applicants

- ▶ Available for Non-Regulated Bridging Finance.
- ▶ 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.
- ▶ 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.

# Property criteria

## Property value

**Minimum** - £75,000 or £100,000 in London postcode districts

**Maximum** - £750,000

## 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.
- ▶ 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.

## 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.

## UPDATED - Unacceptable property types

Due to the current climate, in addition to our standard property criteria, we are currently unable to consider the following property types:

- ▶ New build property or recently converted (built / converted in last 24 months)
- ▶ Properties that have never been occupied
- ▶ Flats
- ▶ Properties with significant land (more than 2 acres)
- ▶ Listed buildings
- ▶ Modern Methods of Construction
- ▶ Short leases (less than 85 years)
- ▶ Properties adjacent to or above commercial premises
- ▶ Properties subject to renovation/refurbishment
- ▶ HMOs
- ▶ Multi-unit freehold blocks
- ▶ Holiday lets
- ▶ Commercial/semi-commercial properties
- ▶ Development exits
- ▶ Further advances, retentions and stage releases
- ▶ Cross collateral charges

## 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

- ▶ Coach houses.
- ▶ 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 for Standard Bridging Finance where possible, providing:

- ▶ The purchase price/property value does not exceed £750,000.
- ▶ 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.



## 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

Purchase price or estimated value (up to)	Standard Bridging (AVM)	Standard Bridging valuation
£100,000	£99	£265
£150,000	£99	£300
£200,000	£99	£335
£300,000	£99	£360
£400,000	£99	£385
£500,000	£99	£430
£600,000	£99	£480
£700,000	£99	£530
£800,000	£99	£585
£900,000	£99	£640
£1,000,000	£99	£735
£1,000,000 plus	N/A	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 guide

**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.

## ID and Residency documents

If originals are not available, we are able to accept certified copies of any ID and Residency documents, subject to the following:

- ▶ The documents must be certified and dated within the last 3 months by an independent professional; e.g. Broker (if FCA regulated), Solicitor, Accountant etc. and not by an applicant, guarantor or close relative.
- ▶ Where an applicant has been seen on a *face to face* basis:
  - all submitted documents **must** be certified as follows 'I certify this is a true copy of the original'.
  - if the document contains a photograph it must also be certified as 'a true likeness of the applicant'.
- ▶ Where an applicant has been seen on a *non-face to face* basis:
  - all submitted documents **must** be certified as follows 'I certify this is a true copy of the original'.
- ▶ The name of the person and employer/firm certifying the documents must be clear.

Where a copy of an applicant's ID documents have been obtained via a digital ID solution, we will require a copy of the broker's digital report showing the verified ID document from one of the following companies:

- ▶ Amiqus
- ▶ CallCredit / TransUnion
- ▶ Credas
- ▶ Experian
- ▶ Equifax
- ▶ GBGroup
- ▶ LexisNexis
- ▶ Onfido
- ▶ TrustID
- ▶ Yoti

Please refer to our Anti Money Laundering Guidelines for full details of our ID and Residency validation requirements.

## Supporting Documents

If originals are not available, the following are acceptable subject to the documents being fully legible and the underwriter having no concerns in respect of authenticity:

- ▶ Photocopies
- ▶ Scanned images
- ▶ Photographic images
- ▶ Digital images

Precise Mortgages retains the right to request original documentation when considered appropriate.

# 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 a tax calculation, with a tax year overview from HMRC, in lieu of accounts (SA302s are acceptable for previous years).</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>Second charge lending</b>	Lender questionnaire - this will be instructed by Precise Mortgages.

Please refer to our handy [Document Submission Form](#) for further details.

Get in touch with our intermediary support team

 0800 116 4385 9am to 6pm, Mon to Fri  
 enquiries@precisemortgages.co.uk

 0800 131 3180  
 precisemortgages.co.uk

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