

Bridging Finance at just 0.59%pm up to 70% LTV

0.59%
per month

Up to
70% LTV

£250,000
Minimum loan size

AVM available up to
a property value of
£1,000,000

< 40% LTV

< 50% LTV

< 60% LTV

< 65% LTV

< 70% LTV

Product	< 40% LTV	< 50% LTV	< 60% LTV	< 65% LTV	< 70% LTV
Standard bridging and light refurbishment	0.59%	0.59%	0.59%	0.59%	0.59%
All rates are per month. Available for Regulated Bridging Finance and Property Investor Finance (Non-Regulated Bridging Finance).					

For full criteria information, please refer to the relevant criteria guide on the Precise Mortgages website.

Fees	Facility fee	3.00%
Valuation scale and fees	Exit fee: Not applicable Assessment fee: A £295 assessment fee applies to all schemes Redemption administration fee: £120 Telegraphic transfer fee: £35 For full details on our valuation scale please refer to the relevant criteria guide.	

Product availability	Standard bridging	Where short term finance is required and secured on properties currently in a habitable condition with no improvement works to be undertaken.
Light refurbishment	Where short term finance is required for properties in need of improvement where: <ul style="list-style-type: none"> ▶ No planning permission/building regulations are required. ▶ No change to the overall use/nature of the premises is needed. 	

Applicants	Borrowers	UK/EEA Nationals, Limited Companies including those set up with the specific purpose of buying property (SPVs). Regulated Bridging Finance is only available to individual applications.
Minimum age	25	
Maximum age (Regulated Bridging Finance)	75 at the end of the term.	
Maximum age (Property Investor Finance)	85 at the end of the term.	
Employment status	Employed: A minimum of 6 months in current employment. 12 months continuous employment history is required for all employed applicants. Self-employed: Existing businesses must have been trading for a minimum of 3 years and the latest 2 years' accounting information should be provided.	
Nationality and residency	Residential status: In all cases we require a 3 year residential address history. All UK/EEA Nationals: Must have been resident in the UK for the last 3 years. (EEA Nationals: Austria, Belgium, Bulgaria, Croatia, Cyprus (Greek Cypriots only), Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Liechtenstein, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Sweden, Switzerland). Non-EEA Nationals: Are considered subject to satisfactory status being established. Limited to 60% LTV. Diplomatic immunity: Unacceptable if immunity applies to UK law.	

Correct as of: 06.07.2017.

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