



## Bridging Finance

| Bridging  | LTV       | LTV       | LTV       | LTV       |
|-----------|-----------|-----------|-----------|-----------|
| Loan Size | 50%       | 60%       | 65%       | 70%       |
| £100,000+ | Min 0.70% | Min 0.75% | Min 0.80% | Min 0.90% |

Rates quoted above on a monthly chargeable basis

### Bridging Definition

A bridge loan is a short-term loan that is used until a person or company secures permanent financing or removes an existing obligation. This type of financing allows the user to meet current obligations by providing immediate cash flow. The loans are short-term (up to two years) and backed by property.

### Excluded Property Types

Fuel stations  
Hostels  
Agricultural  
Freehold single flat  
Heavy Industrial  
Bars/Public Houses  
Residential Care Homes  
C2, C2A, D2  
Places of Worship

### Location

England & Wales

### Arrangement Fee

2% - The arrangement fee can be added to the loan; or it can be paid on completion.

### Term

Minimum term 3 months  
Maximum term up to 24 months

### Interest

Interest can be rolled up or paid monthly.  
Max 7% increase in LTV shown above to include interest & fees

### Early Repayment Charge

No ERC (min interest charge 3 months)

### Commission

1%

**Extension Default Fee** – If refurbishment works are not carried out in the agreed timescales or within the initial term, a default charge of 0.25% pcm will be applied (3% p.a)

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