

## WHAT IS REFURBISHMENT BRIDGING FINANCE?

Refurbish Bridging Finance funds the purchase and refurbishment or conversion cost for either residential or commercial to residential property conversion.

## WHO CAN USE REFURBISHMENT BRIDGING FINANCE?

Anyone can use bridging finance. Just ensure you give yourself enough time to undertake the works **and** to execute your exit plan.

## WHAT LOAN TO VALUE CAN YOU BORROW?

Up to 70% loan to value day one and 100% of the refurbishment costs or, 65% of GDV (whichever is lowest). This is dependent on type of asset and your experience.

## WHAT ASSETS CAN YOU BRIDGE?

Residential properties that were previously unmortgageable, or to increase the value of the property. They can also be used for conversions of properties into HMO's, holiday lets or flats.



## HOW MUCH DOES IT COST?

Rates start at 0.48% per month. The average rate is typically 0.7% to 0.9% per month.

## CAN I GET 100% BRIDGING FINANCE?

Yes, in the right circumstances. The most straight forward way is by using additional security.

## HOW MUCH CAN I BORROW WITH BRIDGING FINANCE?

Anything from £50,000 plus. However, most bridging providers have a minimum loan size of between £100,000 and £150,000.

## HOW QUICKLY CAN BRIDGING FINANCE COMPLETE?

The typical timeframe from application to completion is 2 to 4 weeks. If you are in a position where you need to complete faster than this is possible in the right circumstances.