

# Lendco Bridging Guide

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## Our products | serviced and rolled interest



#### Residential inc. **Dev Exits**

Loans from:

£100k - £7m

Up to

75% LTV

#### Light Refurbishment

Loans from:

£100k - £6m

Up to

**75% LTV** 

#### Heavy Refurbishment

Loans from:

£100k - £4m

Up to

75% LTV\*

#### Commercial property

Loans from:

£100k - £6m

Up to

70% LTV

### Land with planning

Loans from:

£100k - £4m

Up to

55% LTV

## Our speedy process:



**Enquiry answered** in 1 hour

DIP issued on the same day Valuation and legals instructed on day one

Underwriter available to you from day one

<sup>\*</sup> Day one value, not to exceed 70% of LTGDV

## **Refurbishment loans** | from purchase to exit with Lendco



We've got you every step of the way:

Bridge with Lendco to acquire the asset Apply for planning to enhance value

We'll fund
100% of the works

Exit to a sensibly priced **Lendco BTL** 



We can easily meet auction timescales for a swift purchase



Leverage the higher valuation and transfer to a refurbishment loan



No need for a QS to visit - we'll get an update from the valuer \*



Exit at up to 70% LTV with peace of mind from day one

<sup>\*</sup> Subject to a full assessment of the enquiry

# Criteria | a brief overview

#### Who we can lend to

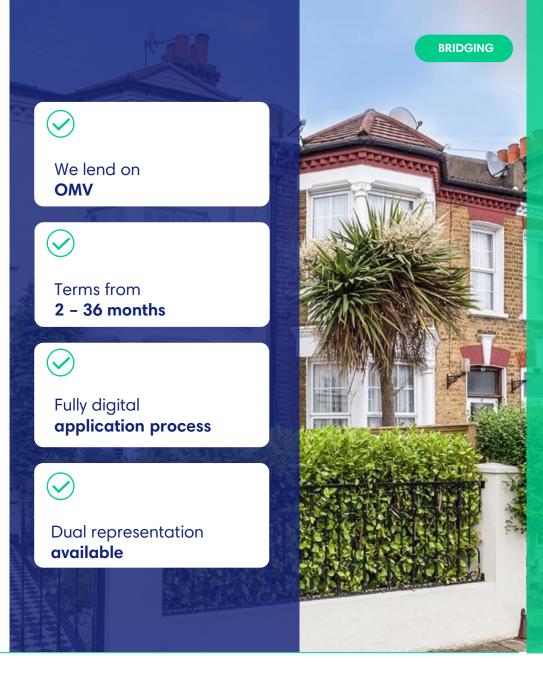
- ✓ Individuals
- ✓ Limited companies
- ✓ SPVs
- ✓ LLPs
- ✓ Trading Companies
- ✓ Trusts
- ✓ JVs
- Resident and non-resident Ex-Pats
- ✓ Foreign Nationals
- ✓ Offshore Jersey, Guernsey and Isle of Man registered entities
- ✓ First-time landlords, if they are not a first-time buyer

#### **Property types**

- ✓ HMOs
- ✓ MUBs
- ✓ New Builds
- Commercial property
- ✓ PD conversions
- ✓ Land with planning

#### **Unacceptable scenarios**

- × Foreign National PEPs
- × Borrowers with diplomatic immunity
- × Owner occupiers
- × Non-standard constructions
- × Grade 1 listed buildings
- × Retirement homes



Please do get in touch if you are unsure about any of the criteria.

# The team | meet your new go-to bridging BDM



There's no better way to understand our criteria and processes than building a relationship with our sales team. They can provide an expert assessment of any case and make decisions quickly.

Please don't hesitate to get in touch if you would like to discuss an enquiry, or any of the criteria in this guide.



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