

Lendco Bridging Guide

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Our products | serviced and rolled interest



Residential inc. **Dev Exits**

Loans from:

£100k - £5m

Up to

75% LTV

Light Refurbishment

Loans from:

£100k - 5m

Up to

75% LTV

Heavy Refurbishment

Loans from:

£100k - £5m

Up to

75% LTV*

Commercial property

Loans from:

£100k - £2m

Up to

70% LTV

Land with planning

Loans from:

£100k - £2.5m

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

^{*} 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

We can fund up to 100% of the cost of works

Exit hassle-free onto a competitive **BTL product***



Whether buying at auction or needing to move quickly, we can hit your timescales.



For simple refurbs - no need for a QS, the drawdown process is straightforward.



Exit at up to 75% net of GDV. Underwriting lite and minimal additional legals.

* Bridge Exits receive a 0.1% reduction on the BTL rate

Criteria | a brief overview

Who we can lend to

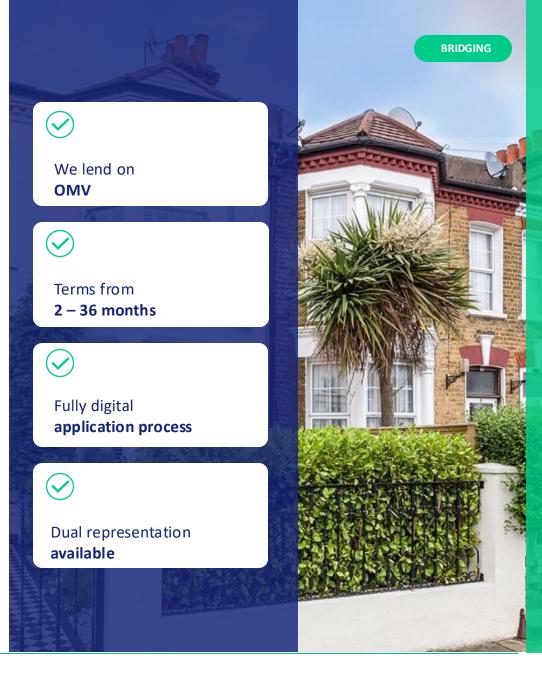
- ✓ Individuals
- ✓ Limited companies
- ✓ SPVs
- ✓ LLPs
- ✓ Trading Companies
- ✓ Trusts
- √ JVs
- ✓ Resident and non-resident Ex-Pats
- ✓ Foreign Nationals
- ✓ Offshore Jersey, Guernsey and Isle of Man registered entities
- ✓ First-time landlords, if they are not a first-time buyer

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.



Bridging Team



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