



Lendco Bridging Guide

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INTERMEDIARY USE ONLY

0333 414 1495

sales@lendco.co.uk



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**

* Day one value, not to exceed 70% of LTGDV

→
DIP issued on
the **same day**

→
Valuation and
legals instructed
on **day one**

→
Underwriter available
to you from **day one**

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

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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

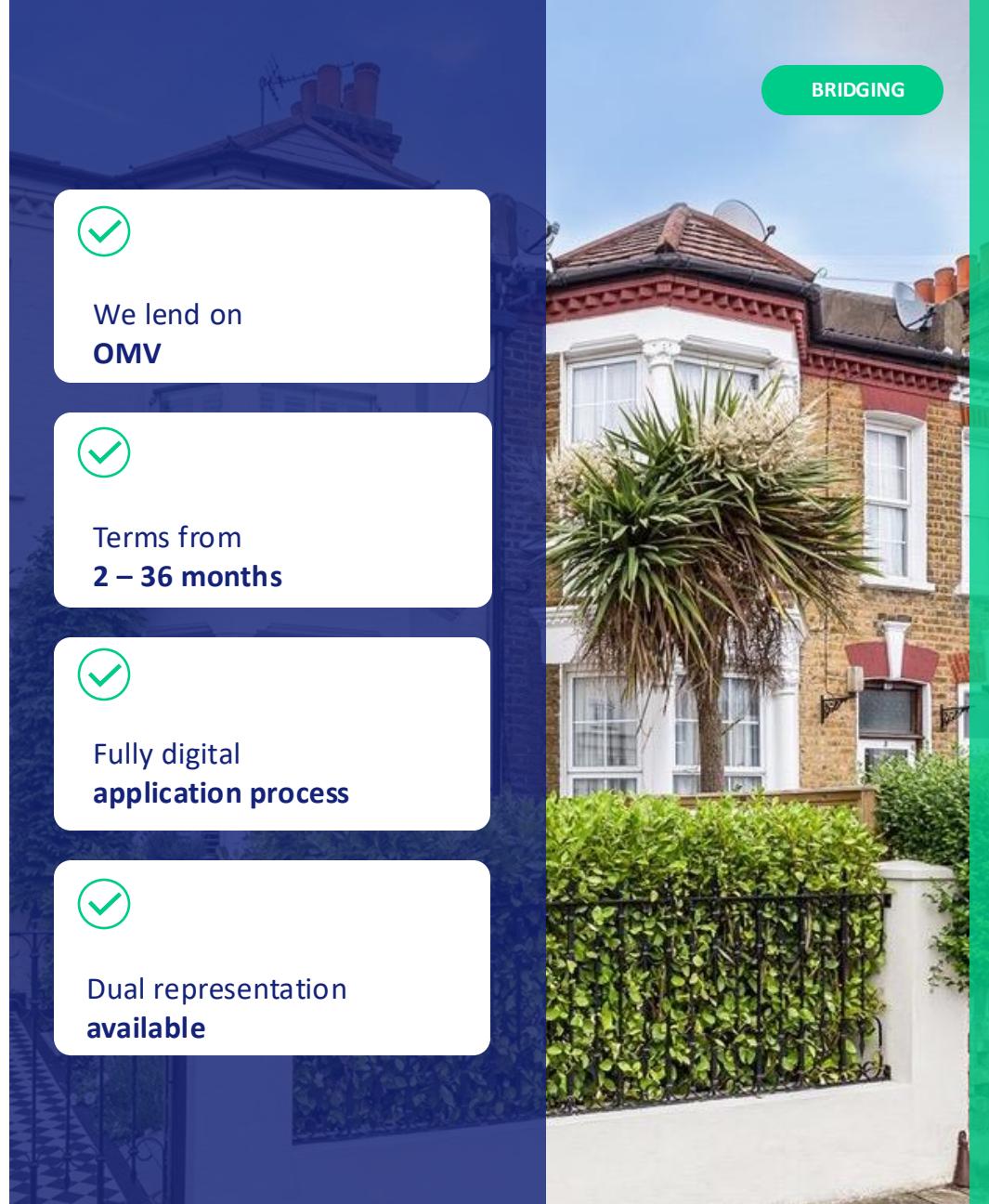
Property types

- ✓ 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.



We lend on
OMV



Terms from
2 – 36 months



Fully digital
application process



Dual representation
available

The team | meet your new go-to bridging BDM

BRIDGING

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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