



Can do.

Lendco Bridging Guide

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sales@lendco.co.uk

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Information correct at time of publication, for further information or to discuss a specific enquiry please contact us. Lendco Limited is a company registered in England & Wales with company registration number 11177105.

Our registered office is at: 9th Floor, 24 Monument Street, London, EC3R 8AJ



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 - £3m

Up to:
70% LTV

Land with planning

Loans from:
£100k - £2.5m

Up to:
55% LTV

Our speedy process:



1

Enquiry answered
in **1 hour**



2

DIP issued on
the **same day**



3

Valuation and
legals instructed
on **day one**



4

Underwriting
available to you
from **day one**

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



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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 refurb - no need
for a QS, the drawdown
process is straightforward.



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

*Bridge Exits receive up to a 0.15% reduction on the BTL rate



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Criteria | a brief overview

Who can we 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, provided they are not first-time buyers

Property types

- ✓ HMOs
- ✓ MUBs
- ✓ New Builds
- ✓ Commercial Property
- ✓ PD Conversions
- ✓ Land with planning

Unacceptable scenarios

- ✗ Foreign National PEP
- ✗ Borrowers with diplomatic immunity
- ✗ Owner occupiers
- ✗ Non-standard constructions
- ✗ Grade I listed buildings
- ✗ Retirement homes



We lend on
OMV



Terms from
2-36 months



Fully digital
Application process



Dual representation
available

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



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