

	Development Finance	Bridging Finance		Residential Refurbishment
		1st Charge	2nd Charge	
<b>Commitment Term</b>	Up to 2 years	Up to 1 year		Up to 2 years
<b>Amortisation Profile</b> (Interest only periods may be available)	Bullet / From sales	Bullet		Bullet
<b>Maximum LTV</b> (Loan to Value)	70% LTGDV (including interest)	75% (including interest)	70% (including interest)	70% LTGDV (including interest)
<b>Maximum Debt</b>	Up to £10m (On a staged drawdown basis)	£2.5m		£1.5m
<b>Preferred Debt</b>	£500,000 - £5m	£250,000 - £2m		£250,000 - £1.5m
<b>Borrower Rate Per Annum</b> (Rate dependent on risk and loan size)	From 8.4% p.a. (on the drawn balance)	From 8% p.a.		From 8.4% p.a.

	Commercial Mortgages		Secured SME Term Loans		Buy-to-let for landlords	
	1st Charge	2nd Charge	Property Security		1st Charge	2nd Charge
<b>Commitment Term</b>	Up to 5 years		Up to 5 years		Up to 5 years	
<b>Amortisation Profile</b> (Interest only periods may be available)	Up to 20 years		Up to 20 years		Up to 20 years Capital and Interest or Bullet	
<b>Maximum LTV</b> (Loan to Value)	75% (including any retained interest)	70% (including interest & prior debt)	75% (including any retained interest)	70% (including interest & prior debt)	75% (of market value)	70% (of market value)
<b>Maximum Debt</b>	£2.5m		£2.5m		£1.25m	£500,000
<b>Preferred Debt</b>	£200,000 - £2.5m		£200,000 - £2m		£100,000 - £500,000	£100,000 - £250,000
<b>Borrower Rate Per Annum</b> (Rate dependent on risk and loan size)	From 6.9% p.a.		From 6.9% p.a.		From 6.9% p.a.	