

Complete 
Your specialist package distributor

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Certainty

Quality

Tailoring

Strength

Flexible Bridging Finance

From the everyday to the extraordinary, we offer regulated and unregulated short term loans to individuals, companies, trusts and partnerships.

PROCESS HIGHLIGHTS

- Biometric ID verification available
- Dual legal representation available
- Automated Valuations (AVMs) at no cost up to 60% LTV
- 'Fast Track' process for qualifying loans

PRODUCT HIGHLIGHTS

- Rates from 0.48% pm & up to 75% LTV
- Regulated & Unregulated 1st & 2nd charges in England, Wales & Scotland
- Flexible view on property type
- Most applicants accepted including – foreign nationals, offshore companies & trusts



United Trust Bank is an award-winning provider of bridging finance. Our highly experienced team are able to tailor proposals for a wide variety of scenarios including downsizing, capital raising, refurbishment and sales period funding. Please contact the Bridging Department on **020 3862 1002** to discuss your case.

LTV	First charge	Second charge	First charge semi commercial and commercial
<50%	0.48% pm	0.69% pm	Rate upon enquiry
<55%	0.55% pm	0.74% pm	
<60%	0.59% pm	0.74% pm	
<65%	0.64% pm	0.79% pm	
<70%	0.69% pm	0.84% pm	
<75%	0.75% pm		

Light refurbishments are catered for within our standard bridging product. For any works requiring planning permission or being completed under permitted development rights, please see our guide for Residential Property Improvement Loans with rates from 0.75% pm.

What we lend on	We lend to	Key Terms									
<ul style="list-style-type: none"> Owner occupied residential Residential investment property Semi commercial Non-working farms Non-standard construction Grade II listed HMOs Property portfolios 	<ul style="list-style-type: none"> UK citizens and expatriates Foreign nationals UK companies and trusts Offshore companies and trusts SPVs Funds Executors Mature borrowers: No upper age limit 	<ul style="list-style-type: none"> Loan size: From £125k to £15m Minimum property value: £150k for single securities £100k for multiple securities AVMs can be used for loans: <ul style="list-style-type: none"> up to £1m max 60% LTV max £1m property value per security Regulated and unregulated No exit fees or redemption penalties Daily interest after first month Rolled-up interest option Completion fee 2% on drawdown Admin fee £295 on drawdown Term: <ul style="list-style-type: none"> Regulated: up to 12 months Unregulated: up to 36 months Locations: <ul style="list-style-type: none"> England and Wales Scotland - selected postcodes:- <table border="0"> <tr> <td>G - All</td> <td>PH - 1-18</td> <td>KY - All</td> </tr> <tr> <td>EH - All</td> <td>DD - All</td> <td>ML - All</td> </tr> <tr> <td>PA - 1-19</td> <td>FK - All</td> <td>KA - 1-18</td> </tr> </table> 	G - All	PH - 1-18	KY - All	EH - All	DD - All	ML - All	PA - 1-19	FK - All	KA - 1-18
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We can also consider	Legal fees										
<ul style="list-style-type: none"> Grade I listed Commercial property Ex local authority Land with planning Remote/rural residential Unmortgageable properties Rebridging (priced at 1 LTV band above standard rates) 	<ul style="list-style-type: none"> The borrower is responsible for paying all legal fees, costs and disbursements associated with the loan. For regulated loans up to £1m dual legal representation is available For unregulated loans or regulated loans >£1m, dual representation can be considered on a case by case basis 										

Fast Track process

Our dedicated Fast Track team is on hand to process applications meeting the following key qualifying criteria:

- NEW** Up to £750k net loan
- NEW** Up to 60% LTV
- Up to 2 residential security properties
- Exit from sale and/or refinance of security properties
- No heavy refurbishments or property improvement loans

Please see our Fast Track bridging guide for more detailed criteria and submission requirements or contact our team on: FTbridging@utbank.co.uk

Example uses of bridging finance

- Enabling a property purchase to complete before a sale or refinance, including downsizing for mature borrowers
- Lending to funds, businesses and trusts to leverage or restructure property assets
- Purchase of overseas property
- Lease extension
- Below market value purchases
- Refurbishment
- Auction purchases
- Developer exits