



Development Finance *Product summary*



Available to **experienced developers** – individuals, sole traders, partnerships, LLPs, limited companies, PLCs



Loan size of between **£1.5m and £10m** per single transaction



Up to **maximum 65% LTGDV**



Up to **maximum 80% LTC**



Up to **24 month term**



Build to rent
option available



Stretch senior finance
option available



Property Development Loans

Our development loans are designed for experienced developers with a proven track record. Whether you're looking to fund a new build, conversion or refurbishment across residential, alternative residential or the commercial space, we can help.

Minimum loan	£1.5m
Maximum loan	£10m per single transaction
Borrower type	Available to experienced developers – individuals, sole traders, partnerships, LLPs, limited companies, PLCs
Asset location	England, Scotland and Wales
Loan Terms	Up to 24 months
LTGDV	Maximum 65%
LTC	Up to 80%
Fees	2-3% (calculated on facility amount)
Margin	5.5% - 8% + Bank of England Base Rate
Commercial development finance only	Pre-let and/or pre-sale required.

Subject to status and affordability. Terms and conditions apply.

Build to rent

If you're planning on retaining your properties once development is complete, our specialist commercial development team could support you to do so. By refinancing onto a longer-term, investment facility with Hodge, you could save on diligence and finance costs, as well as benefiting from the existing security.

Stretch Senior Finance

Our Stretch Senior Development Finance option provides experienced developers with the opportunity to access additional development finance in a quick and convenient way, dealing with just one lender

Maximum Loan	Maximum debt amount across senior and stretch up to £10m per single transaction
Borrower type	Available to experienced residential and commercial developers – individuals, sole traders, partnerships, LLPs, limited companies, PLCs. Can only be provided where Hodge is the sole senior debt provider.
Loan Terms	Up to 24 months
LTGDV	Up to 75% (65% on traditional senior debt)
LTC	Up to 88% (80% on traditional senior debt)
Fees	Arrangement fee from 2% + Exit fee from 2%
Margin	From 9% (Stretch Senior tranche only) + Bank of England Base Rate



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