

Providing straightforward finance to assist with property refurbishment projects



Available to **experienced property developers**
– individuals, partnerships, LLPs, corporate
entities, limited companies, PLCs



Loan size - **£500k
to £10m** per single
transaction



LTV – up to **75% LTGDV**



Residential & commercial assets



Interest can be capitalised within agreed facility



Bespoke monitoring and drawdown requirements
agreed to suit specific circumstances



Term - up to **24 months**



Purpose - **non-structural refurbishments**
where planning consent is not required and the
refurbishment cost is less than 20% of the total cost

Created for experienced and active developers to provide short term funding to assist with the refurbishment of existing properties where structural changes or revised planning consent are not required. Our Refurbishment Finance Bridge can support you in making decorative improvements, fitting new kitchens and bathrooms or changing the layout of an existing property.

Refurbishment Bridge Finance

Loan Size	£500k to £10m per single transaction
Borrower Type	Available to experienced residential property developers – individuals, partnerships, LLPs, corporate entities, limited companies, PLCs
Loan Term	Maximum LTV at 75% of GDV
Term	Up to 24 months
LTV	Up to 75% LTGDV
Fees	<ul style="list-style-type: none"> • Arrangement fee 1-2%; and • Exit fee up to 1%
Interest rate (variable)	<p>From 8.50% to 11%, plus Bank of England Base Rate</p> <ul style="list-style-type: none"> • Residential & commercial assets • Interest can be capitalised within agreed facility • Bespoke monitoring and drawdown requirements agreed to suit specific circumstances
Other information	<ul style="list-style-type: none"> • Usage - can be utilised for the refurbishment of residential, mixed use and commercial assets. In the case of commercial assets, we will typically seek a contracted pre-let or pre-sale. • Interest – capitalisation of interest permitted within approved LTV max • Security; <ul style="list-style-type: none"> - Legal charge - Debenture - Personal Guarantees at 25% of loan value - Additional security potentially required for commercial assets • Drawdown & Monitoring requirements – BDM site visit required to support assessment of site suitability with further monitoring and drawdown requirements predicated on size and complexity of transaction.



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