



# Lending with Integrity

Product Guide  
England, Wales & Scotland

June 2020 (COVID 19 Products)



**Roma Finance provides property professionals and landlords with bridging loans, development finance and buy-to-let mortgages.**

We offer first and second charge loans from £50k to £750k and have operated successfully in the UK bridging finance market for over ten years providing finance for property projects such as renovations, change of use, property auction purchases and ground-up developments on residential investment, commercial and industrial properties throughout England, Scotland and Wales.

We have introduced a 5-year mortgage which allows borrowers with a rental strategy to retain properties and release the equity they've created on development or refurbishment projects. The product also enables borrowers to acquire investment property such as buy to lets and HMOs and even exit one of our bridging loans.

Our buy-to-let options provide borrowers with longer term solutions for their projects. Bridging and development properties can be sold on or turned into buy-to-let investments with a release of equity for new ventures.

**Why Roma?**

- 🔴 Simple legal process with completions possible in 7 days
- 🔴 Manual common sense underwriting
- 🔴 Dedicated underwriter and single point of contact
- 🔴 Dual legal representation on bridge to term products
- 🔴 A personal service and support throughout the life of the project

**Speak to your local Business Development Manager or call us on 0161 817 7480 to discuss the options. Alternatively email us at [enquiries@romafinance.co.uk](mailto:enquiries@romafinance.co.uk)**







**This Product Guide is a guide only. Roma Finance will ALWAYS try to be flexible to WIN business.**

### Standard Bridge (1st Charges Only with No Further Advances)

Rates from	0.95% p/mth
A/Fee	2%
Exit	No Exit Fee
LTV	up to 70%
Min Loan Size	£100,000
Max Loan Size	£500,000













### AVM Auction Product (No Further Advances)

Rates from	1.15% p/mth
A/Fee	2%
Exit	1.15%
LTV	up to 65% of CMV
Min Loan Size	£30,000
Max Loan Size	£500,000

-  Only AVMs with a confidence score above 5.0 will be accepted
-  1st charge purchase loans only
-  LTV based on the lower of purchase price and the acceptable AVM valuation
-  £100 Fee for AVMs
-  Terms up to 12 months considered
-  Interest deducted

### Light Refurbishments

Rates from	0.99% p/mth
A/Fee	2%
Exit	0.99%
LTVCMV*	up to 65%
LTVGDV	up to 60%
Min Loan Size	£50,000
Max Loan Size	£500,000

-  A premium of 0.5% per month with one month exit fee will apply to standard/light refurbishments between £50,000 and 100,000
-  Includes projects where 1 unit is being split into maximum of 7 units, Min. works £30K
-  If the additional security is a second charge, the available equity will be considered at 65% of the 90 day market value
-  Rates based on interest deducted on the initial advance
-  Servicing of loans not possible
-  1st charges - for purchases the LTV is based on the lower of the purchase price and the CMV, for refinancing the LTV is based on the 90 day value
-  LTCMV - Loan to Current Market Value
-  LTGDV - Loan to Gross Development Value
-  Terms up to 12 months considered
-  Longer loan terms considered on merit on medium refurb projects
-  Higher rates may apply in some cases
-  Loans up to £750,000 considered on a case by case basis

\* Inclusive of Interest



## Semi-Commercial or Mixed Use Solution

	9 months	12 months
Rates from	1.20% p/mth	1.25% p/mth
A/Fee	2%	2%
Exit	1.20%	1.25%
LTV*	up to 60%	up to 60%
Min Loan Size	£50,000	£50,000
Max Loan Size	£500,000	£500,000

- Deals below £50,000 considered. Rates of 1.5% per month and a one month exit fee will apply
- Includes commercial property with residential dwelling(s) - flat above a shop or offices, etc
- For purchases the LTV is based on the lower of the purchase price and the CMV, for refinancing the LTV is based on the 90 day value












## Developer Exit Product

Rates from	1.25% p/mth
A/Fee	2%
Exit	1.25%
LTV	up to 60%
Min Loan Size	£100,000
Max Loan Size	£500,000

- Site must be wind/watertight
- Residential part-built sites only
- LTV based on 90 day value
- Terms up to 12 months considered
- Residential/Semi-Commercial/Commercial/Development Sites where properties are predominantly wind and watertight
- Loans up to £750,000 considered on a case by case basis

## Medium Refurb - Additional Security Required

Rates from	1.25% p/mth
A/Fee	2%
Exit	1.25%
LTVCMV*	up to 60%
LTVGDV*	up to 55%
Min Loan Size	£50,000
Max Loan Size	£500,000

-  Refurbishment projects: cost of works between 50% and 100% of CMV. Additional security must be a residential property which contributes at least 10% towards the day 1 funds required for the loan.
-  If the additional security is a second charge, the available equity will be considered at 65% of the 90 day market value
-  Rates based on interest deducted on the initial advance
-  Servicing of loans not possible
-  1st charges - for purchases the LTV is based on the lower of the purchase price and the CMV, for refinancing the LTV is based on the 90 day value
-  LTVCMV - Loan to Current Market Value
-  LTGDV - Loan to Gross Development Value
-  Terms up to 12 months considered
-  Longer loan terms considered on merit on medium refurb projects
-  Higher rates may apply in some cases
-  Loans up to £750,000 considered on a case by case basis

\* Inclusive of Interest

## <£50k Bridge Product

	<£50k Product
Rates from	1.50%
A/Fee	£1,995
Exit	1.50%
LTV*	65%
Min Loan Size	£30,000
Min Property Value	£40,000

## Roma Bridge to Roma 5 Year BTL Product

Min Loan	Max Loan	Min Property Value
£50,000	£500,000*	£75,000

\*Max lending to any one borrower is £750,000

- 🚫 To be used for exiting a Roma bridging or Roma development loan
- 🚫 Standard Buy-to-Let & HMOs
- 🚫 Primary security to be a 1st charge residential BTL or HMO in England or Wales
- 🚫 For HMOs, Limited Company and individual borrowers are acceptable
- 🚫 For BTLs, only Limited Company borrowers are acceptable
- 🚫 Limited Companies must be registered in England & Wales
- 🚫 Valuations will be on a bricks & mortar/vacant possession basis
- 🚫 Properties must be income producing and compliant with the appropriate legislation and rules i.e. building regulation/planning approval, HMO licence, EPC, gas safety certificate, electrical certificate, AST's, and proof of rent deposit (as appropriate)
- 🚫 Security properties can only be let on standard AST agreements
- 🚫 Maximum number of rooms in an HMO is 8
- 🚫 All applications considered on a case by case basis

	Rental cover	Max LTV+	Interest Rate	Arrangement Fee	ERC	Commission
BTL+	125%	70%	4.89% + base	1.95%	5%/5%/5%/4%/3%	0.5%
		75%	5.39% + base			
HMO		65%	4.89% + base			
		70%	5.39% + base			

+ Non-standard construction and flats over 4 storeys max LTV 65%








- 🚫 Loans under £100k, add 1% premium
- 🚫 Roma's solicitor can, at the borrower's request, act on a dual representation basis. The legal fees for dual representation will be £450 plus VAT
- 🚫 Roma's legal fees for each additional security property will be £500 plus VAT
- 🚫 For corporate borrowers, each guarantor will need independent legal advice
- 🚫 Rental cover based on the lower of the valuer's assessment of open market rental value and actual rent
- 🚫 For properties not yet fully let, we will allow the borrower to "Top Slice" actual rent from other provable income
- 🚫 Repayment and interest only options available
- 🚫 For straight term loans that are not a bridge exit, the LTV is reduced by 5%
- 🚫 For Foreign Nationals the LTV is reduced by 5%

## 5 Year Term Loan Product - Holiday Lets and Serviced Accommodation

Min Loan	Max Loan	Min Property Value
£50,000 +	£500,000*	£75,000









\* Max lending to any one borrower is £750,000

+ Non-standard construction and flats over 4 storeys max LTV 65%

-  Occupancy restrictions are not acceptable and properties must have an alternative use as residential
-  Seasonality is not acceptable on serviced accommodation and considered on a case by case basis on holiday lets
-  Non-standard cases considered with a premium of 0.5% pa applied. Cases include:
  - Non-UK resident directors
  - First-time landlords
  - No other UK assets
-  Limited Companies must be registered in England & Wales
-  Valuations will be on a bricks & mortar/vacant possession basis as if the property were used for residential
-  Properties must be income producing and compliant with the appropriate legislation and rules i.e. building regulation/planning approval, HMO licence, EPC, gas safety certificate, electrical certificate, etc
-  All applications considered on a case by case basis

	Rental cover	Max LTV+	Interest Rate	Arrangement Fee	ERC	Commission
Holiday Let	125% **	65%	4.89% + base	1.95%	5%/5%/5% /4%/3%	0.5%
		70%	5.39% + base			
Serviced Accommodation		65%	5.89% + base			
		70%	6.39% + base			

\*\* Affordability based on valuers assessment of market rent on the basis that the property is rented on standard ASTs

-  Loans under £100k, add 1% per annum premium
-  For Roma bridge to Roma term borrowers, Roma's solicitor can, at the borrower's request, act on a dual representation basis. The legal fees for dual representation will be £450 plus VAT
-  For new term loan applications which are not being converted from an existing Roma bridging loan, our legal fees will be 0.3% (min £1,000) plus VAT
-  For dual and sep rep cases, Roma's legal fees for each additional security property will be £500 plus VAT
-  For corporate borrowers, each guarantor will need independent legal advice
-  Rental cover based on the lower of the valuer's assessment of open market rental value and actual rent
-  For properties not yet fully let, we will allow the borrower to "Top Slice" actual rent from other provable income
-  Repayment and interest only options available





## The Property Journey

### Roma Finance can support borrowers even after their projects are completed

All projects whether an initial auction property, a standard bridge or ground up development can be exited onto a buy-to-let from Roma Finance. Borrowers who decide to take this route will benefit from a simplified legal process and the same valuer throughout, reducing costs and valuation risk.

This could be a multiple stage process:





## Contact Us

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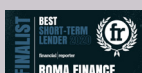
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