

# Bridging Finance Product Guide

- Residential
- Refurbishment
- Commercial and semi-commercial
- Permitted development
- Development exit
- Land with planning
- Second charge

This material is for property professionals and professional intermediaries only. All information correct at the time of print: 10/12/2019

Talk to an expert about your case:

oblixcapital.com

lending@oblixcapital.com

0207 495 1927

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# Residential bridging

Our residential bridging loans could help your client in a number of ways, from auction purchase to refinancing with capital raising. As the home of creative real estate lending, we will try to help even if something doesn't seem to quite fit, so speak to your BDM today.



Valuations based on  
Open Market Value



3-12 month  
terms



Rates from  
0.65%



Auction purchase  
options



Funding up to  
75% LTV



Capital raising  
available

## Key product details

- Loans from £50k to £7.5m
- All types of residential property
- Funding available to individuals, partnerships and limited companies
- Interest can either be deducted or serviced
- Terms from 3 to 12 months
- Rates from 0.65%
- Non-regulated bridging available throughout England, Wales and Scotland

# Refurbishment bridging

If your client is looking to refurbish a property and either sell or rent upon completion of the works, our refurb products may be for them. From light refurbishment such as painting and decorating to heavy refurbishments including extensions and conversions, we lend on a range of scenarios.



**Valuations based on  
Open Market Value**



**3-12 month  
terms**



**Rates from  
0.65%**



**Funding up to  
75% LTV**



**75% LTV re-applied  
at Building Control  
stage**



**Light and heavy  
refurb options**

## Key product details

- Loans from £50k to £7.5m
- For heavy refurb, a max loan of £2m applies
- Funding available to individuals, partnerships and limited companies
- Minimum property value £100,000
- 75% maximum LTV can (subject to underwriting) be re-applied to the revised market valuation at Building Control stage on the Heavy Refurbishment bridge, enabling further borrowing
- Rates from 0.65%
- Non-regulated bridging available throughout England, Wales and Scotland

# Commercial & semi-commercial

If your client is looking to buy a commercial or semi-commercial property and is experiencing a gap in financing, we may be able to support them. As the home of creative real estate lending, we can consider cases outside of our core criteria, so if something doesn't quite fit, speak to your BDM.



OMV

Valuations based on  
Open Market Value



3-12 month  
terms



%

Commercial rates  
from 0.85%



%

Semi-commercial  
rates from 0.75%



LTV

Funding up to  
70% LTV



£

Loan size:  
£50k - £7.5m

## Key product details

- Loans from £50k to £7.5m
- A variety of commercial and semi-commercial property types
- Funding available to individuals, partnerships and limited companies
- Interest can either be deducted or serviced
- Terms from 3 to 12 months
- Rates from 0.75% for semi commercial
- Rates from 0.85% for commercial
- Minimum property value £100,000
- Non-regulated bridging available throughout England, Wales and Scotland

# Permitted development bridging

If your client is looking to buy a property and change its use from commercial to residential, our permitted development bridging loans could help them do so. As the home of creative real estate lending, we will try to help even if something doesn't seem to quite fit, so speak to your BDM today.



**Valuations based on  
Open Market Value**



**3-12 month  
terms**



**Rates from  
0.75%**



**Funding up to  
75% LTV**



**Loan size:  
£50k to £7.5m**



**Lending to ltd  
companies**

## Key product details

- Rates from 0.75%
- Up to 75% LTV
- Terms from 3 to 12 months
- Loans from £50k to £7.5m
- Non-regulated bridging available throughout England, Wales and Scotland
- Funding can be provided to individuals, partnerships and limited companies
- Interest can either be deducted or serviced

# Development exit bridging

If your client has recently completed a residential property and needs more time to sell, we may be able to provide them with up to 12 months of breathing space. As the home of creative real estate lending, we will try to help even if something doesn't seem to quite fit, so speak to your BDM today.



OMV

Valuations based on  
Open Market Value



3-12 month  
terms



%

Commercial rates  
from 0.65%



LTV

Funding up to  
75% LTV



Partnerships and ltd  
companies considered



Interest

Deducted or  
serviced  
interest

## Key product details

- Rates from 0.65%
- Loans from £50k to £7.5m
- Terms from 3 to 12 months
- Funding can be provided to individuals, partnerships and limited companies
- Development exit is for recently completed residential property only
- Interest can either be deducted or serviced
- Non-regulated bridging available throughout England, Wales and Scotland

# Land with planning

If your client is looking to develop or restructure existing residential property and has already obtained planning permission, we may be able to help. As the home of creative real estate lending, we will try to help even if something doesn't seem to quite fit, so speak to your BDM today.



Valuations based on  
Open Market Value



3-12 month  
terms



Rates from  
0.75%



Funding up to  
65% LTV



Loan size:  
£50k to £7.5m



Land with  
residential  
planning  
permission

## Key product details

- Rates from 0.75%
- Up to 65% LTV
- Terms from 3 to 12 months
- Loans from £50k to £7.5m
- For land with existing residential planning permission
- Non-regulated bridging available throughout
- England, Wales and Scotland
- Funding can be provided to individuals, partnerships and limited companies
- Interest can either be deducted or serviced



# Second charge bridging

Second charge bridging loans are a quick and easy method of raising finance for a number of reasons varying from improvements to the property in order to increase its value or to raise finance to acquire additional properties. We can consider cases outside of our core criteria, so if something doesn't quite fit, speak to your BDM.



OMV

Valuations based on  
Open Market Value



3-12 month  
terms



%

Rates from  
1%



LTV

Funding up to  
65% LTV



Partnerships and limited  
companies considered



Interest

Deducted or  
serviced  
interest

## Key product details

- Rates from 1%
- Loans from £50k to £750k
- Terms from 3 to 12 months

- Funding can be provided to individuals, partnerships and limited companies
- Interest can either be deducted or serviced
- Non-regulated bridging available throughout England, Wales and Scotland