

Key features

	Commercial Auction Bridging
Maximum LTV	50.00% (net day 1)
Interest Rate	0.90% pcm
Term	6 months
Minimum Interest Period	1 month
Arrangement Fee	1.00%
Exit Fee	0.00%
Minimum Property Value	£500,000



The big print

- We will lend against any commercial property sold under the hammer for £500,000 or more
- We will not require a separate valuation
- You will receive 50% of the purchase price on the day of completion
- Interest and the arrangement fee will be retained from the initial advance, giving a gross LTV of 53.4%
- We have a minimum interest period of one month and we calculate interest on a daily basis
- If you repay the loan early, we will rebate any unused interest
- Our solicitor will not undertake a full title review, but will require sufficient information in order to arrange title indemnity insurance
- Lending is subject to the borrower passing our Credit and AML checks. These can be cleared in advance of the auction if you would like peace of mind before bidding
- We will require you to enter into a loan agreement and provide first ranking security over the property

The interesting stuff

- We launched our Commercial lending products in 2013 in response to growing demand from our customers and have been market leaders ever since
- Our experienced in-house lending team includes fully qualified Chartered Surveyors who have decades of investment experience and know how to structure loans to achieve your objectives
- We've lent on everything from industrial wharfs to five-star hotels
- We're self-funded and not a bank. We've completed over £3bn of lending since 2009
- During the term of the bridging loan, we can discuss refinancing options, including our Commercial Term product
- If you would like to borrow more than 50%, this may be possible, subject to enhanced due diligence

How to apply

Please contact Stuart Buchanan at Acuitus Finance

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