

Key Features

		Option 1	Option 2	Option 3
Minimum loan		£500k	£3m	n/a
Maximum loan		£3m	n/a	n/a
Maximum LTV		70%	70%	70%
Initial rate	No deferred interest	6.99%	7.49%	7.99%
	Deferred interest	4.99%	5.49%	5.99%
Reversionary rate rate	No deferred interest	6.99%		
	Deferred interest	4.99%		
Term		24 or 36 months		
ERC free period		7 or 12 months		
Early repayment charge		1%		
Fees		2% + 0.5% (for 7 months) or 1% (for 12 months) after ERC free period		

The big print

- We will consider properties anywhere in England, Scotland and Wales
- The above information applies to first charge lending only
- We have a minimum interest period of one month and we calculate interest on a daily basis
- We're flexible with the interest, you can choose to service it (with proof of how you can), we can retain it or you can do a bit of both
- These loans can only be used on residential investment properties, so you can't occupy the property
- We can help clients who have had bad credit but will ask a few questions about what happened before making our decision to lend
- Some fees can be added or deducted to or from the loan advance and others are payable up front. We will tell you exactly what fees are required to be paid on each loan
- We'll value the property on a 180 day Open Market Valuation basis and base our maximum lending on this figure

The interesting stuff

- We help developers do what they do best – build properties. Once a property has been built, developers may want to refinance to a product which gives them the flexibility to sell the properties. Our Development Exit product does just that. With options on loan length and a maximum loan amount to suit most developments, we have found another way to help your clients.
- Borrowers can capital raise in order to realise part of the profit within a scheme
- Once LTV has been reduced to 60% clients can release up to 25% of sales proceeds on each unit sale
- Product would be available to sites with minimal cash to spend, subject to building control and all warranties/safety certificates being in place

How to apply

Get **indicative terms** by filling in a quick enquiry, we will aim to respond within 4 hours

[Submit a quick enquiry](#)

For an **agreement in principle** submit a full enquiry. Our credit team will review and aim to respond within 24 hours.

[Submit an individual enquiry](#)

[or a company enquiry](#)

Questions?

We're here to help

sales@octopusproperty.com
0800 294 6850
[octopusproperty.com](https://www.octopusproperty.com)

For professional intermediaries only

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