

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	8.99%		
	Deferred interest	6.99%		
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

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](#)

The interesting stuff

This short term bridge will help your clients get their plans off the ground. Whilst bridging loans are great on 'day one', this can help clients who also want the option to refinance at the end of the term. Here are typical scenarios we help with:

- Clients needing to acquire an asset whilst they get planning
- Clients needing time to sell a recently developed site
- Clients looking to retain the asset(s) longer term

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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