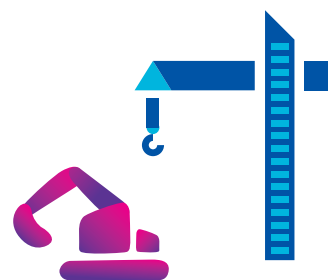


## Key features

	Residential Development One	Residential Development Two	Residential Development Three
Maximum initial LTV	70.00% (net)	70.00% (net)	70.00% (net)
Maximum LTGDV	60.00%	65.00%	70.00%
Maximum LTC	80.00% (excluding interest)	80.00% (excluding interest)	85.00% (excluding interest)
Interest Rate	6.5% pa	8.00% pa	10.00% pa
Fixed Term	12 – 36 months	12 – 36 months	12 – 36 months
Loan Size	From £3m	From £2m	From £1m
Arrangement Fee	1.00%	1.00%	1.00%
Procuration Fee	1.00% of the facility	1.00% of the facility	1.00% of the facility
Exit Fee	From 1.00% of the facility	From 1.00% of the facility	From 1.00% of the facility



## The big print

- We will consider properties anywhere in England
- The above info applies to first charge lending only
- Interest is added to the loan monthly and compounded
- Most of the fees are deducted from the loan advance and our loan illustration will show you exactly which ones these are
- The LTGDV is based on a 180 day valuation and the LTC includes land purchase price and development costs (including professional fees)
- We like to work with developers who have experience of delivering similar projects in the past so will ask about your client's track record

## The interesting stuff

- Since we entered the Development lending space in 2013 we have grown to become a market leader in 'Senior Stretch' or other snazzy names for Development lending
- We've done it by applying our straightforward lending approach to development schemes
- Why wait to instruct lawyers, QS and valuation? We get straight to work and can get people working on the site in a matter of weeks
- If something doesn't quite stack up during our underwriting we look to find a way to make the deal work
- Wouldn't it be great if a Development lender also had the ability to provide a bridging loan on another asset? We do – it's just part of our flexible approach!

## How to apply

Fill out the Enquiry Form online at **octopusproperty.com**

We will review your enquiry and revert within hours to discuss our loan proposal

 0800 294 6850


 sales@octopusproperty.com

 33 Holborn, London, EC1N 2HT

 **octopusproperty.com**

## Questions?

Want to know more? We're here to help

 **0800 294 6850**

## For use by mortgage intermediaries only

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