

## Bridge the gap. Seize the future.

Short-term property funding with  
fast decisions and flexible options.

**When opportunities come up in property, timing is everything.**

**Our Bridging Finance is designed to help you move quickly and confidently. With decisions in principle in just 24 hours and fully credit-backed offers usually within 72.**

**Whether it's a short-term cash injection, a refurbishment, a development exit, or a below-market-value purchase, we offer high LTVs, flexible terms and specialist support every step of the way.**

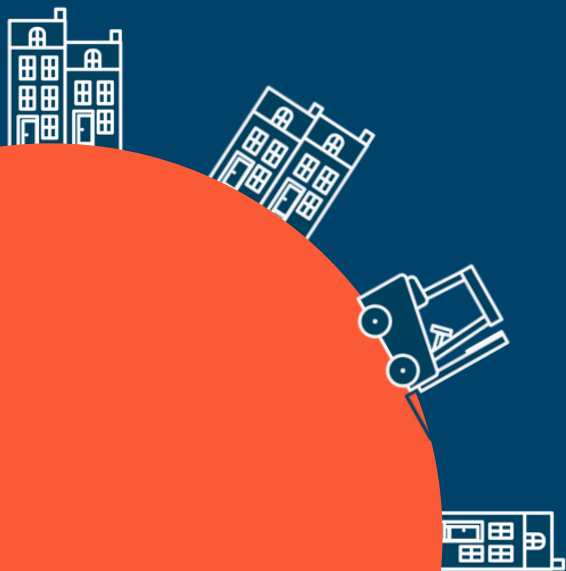
**With expert structuring, in-house legal support and funding from £100k to £4m, you get the speed and certainty to act.**

**And the confidence to move forward.**

### Why businesses choose our Bridging Finance:

- Funding from £100k to £4m
- Up to 75% loan-to-value (LTV)
- Decision in principle in 24 hours
- Fully credit-backed offers within 72 hours
- Terms from 1 to 18 months
- Funding up to 100% of the purchase price for Below Market Value (BMV) purchases
- In-house legal team for faster completion
- Residential properties and must be for a business purpose
- Security: property asset (first charge)

**Keeping your business moving**



## Short-term funding. Long-term opportunity.

Flexible, fast, and built to help your property plans take shape.

Excellent 

Rated Excellent on Trustpilot by real businesses like yours.

### WHO'S IT FOR?

Any UK-registered or domiciled, limited or non-limited company investing in property or needing short-term finance for business purposes for residential property.

### HOW MUCH CAN I BORROW?

Between £100,000 and £4 million, with up to 75% LTV on open market value.

### HOW FAST IS IT?

- Decision in principle: within 24 hours
- Credit-backed offer: within 72 hours
- Funding: released as soon as legal work is complete

### WHAT TYPES OF BRIDGING LOANS ARE AVAILABLE?

- Purchase Bridge
- Development Exit
- Finish & Exit\*
- Refurbishment Bridge\*
- \*Below Market Value and Equity Release options available

### WHAT ARE THE REPAYMENT TERMS?

- 1 to 18 months
- **Interest only:** You pay just the interest each month - it isn't added to your loan balance. At the end of the term, you repay the original loan amount in full.
- **Retained interest option:** All the interest is rolled into your loan and repaid at the end of the term. That means no monthly repayments, but interest is added to the balance.

### WHAT SECURITY IS NEEDED?

It must be for a business purpose, with security in place (first charge loan) and you'll need to have an exit plan in place.

Ready to make your next property move happen? Let's talk.

Visit [ultimatefinance.co.uk/funding-solutions/bridging-finance](https://ultimatefinance.co.uk/funding-solutions/bridging-finance) or speak to the team on **0800 121 7757**.

## Ultimate Finance. Keeping business moving.

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