

## Bridging Finance that beats the clock



### Fully credit backed offer within 72 hours

Where property is concerned, speed is everything. We're able to have a decision in principle within 24 hours, and a fully credit backed offer within 72 hours.

### Why choose Bridging Finance?

When you think of bridging finance you probably think of stop-gap finance – when you're trying to sell one property and buy another. Whilst it's great for this, a bridging loan is really just interim finance that can be used as a short to mid-term loan.

#### Loan-to-value rates

Unlike many lenders we base your loan amount on the property's value on the open market. This means we're potentially able to offer you more.

#### Retained interest

Want to reduce your repayments? No problem. Instead of paying monthly interest, we can retain it, and add it to your balance at the end.

#### Equity Release

Specifically designed to help developers or landlords release capital tied up in completed projects and purchase their next property.

### The benefits to your business

- ✓ Easy access to funding when you need it
- ✓ Funding up to 100% of purchase price for Below Market Value (BMV) purchases
- ✓ Retained interest option gives you even more breathing space
- ✓ Can act as a buffer until you secure longer-term finance
- ✓ Lets you grow your business without impacting your cashflow
- ✓ Decision in principle within 24 hours with a fully credit backed offer normally received within 72 hours

## Keeping your business moving

# High praise from Trustpilot

95% of Ultimate Finance customers rate us 'Excellent'.

As an independent business ourselves, we know the difference fast, flexible funding makes. Our expertise is in providing flexible funding; tailoring the right solution for unique needs. Since opening our doors in 2002, we've provided over £10bn in funding to support business ambition.



## WHO'S ELIGIBLE?

Any UK-registered or domiciled, limited or non-limited company.

## WHAT'S ELIGIBLE?

Residential properties

## HOW MUCH CAN I BORROW?

£100k-£3.5m (Up to 75% open market value).

Purchase: 75% LTV

Development Exit: 75% LTV

Development Finish & Exit: 75% LTV

Refurbishment: 75% LTV

## WHAT'S THE APPLICATION PROCESS?

Call or request a quote online. Complete a simple application, and if approved, we'll finalise the valuation and legals then transfer the funds.

## HOW LONG DOES IT TAKE?

We aim to have a decision in principle within 24 hours and a fully credit backed offer within 72 hours.

## HOW MUCH WILL IT COST?

Our competitive rates start at just 0.84%\*. There is also an arrangement fee of 2%.

## HOW DO THE REPAYMENTS WORK?

You can repay from 1-18 months – the facility is structured around your project requirements.

## ARE THERE ANY CONDITIONS?

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.



*\*Rates and prices correct as at 20/08/2023*



Could your business benefit from Bridging Finance?  
Visit [ultimatefinance.co.uk/funding-solutions/bridging-loan](https://ultimatefinance.co.uk/funding-solutions/bridging-loan)  
for more information or give the team a call on **0800 121 7757**.

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