

# Refurbishment



Refurbishment finance is designed for property professionals looking to refurbish or improve existing properties. The loan is based on gross development value (GDV), with funds released in stages to fund the property purchase and refurbishment works.

## Key features

|                        |   |                        |                                |
|------------------------|---|------------------------|--------------------------------|
| <b>Common uses</b>     | Heavy refurbishment or minor development, and conversions to residential units by experienced property professionals. |                        |                                |
| <b>Max loan size</b>   | £2,000,000  | <b>Loan term</b>       | Up to 18 months                |
| <b>Min loan size</b>   | £100,000  | <b>Arrangement fee</b> | 2%                             |
| <b>Max LTGDV</b>       | 70%   | <b>Max LTV (day 1)</b> | 70%                            |
| <b>Min refurb cost</b> | 15% of day 1 MV<br>Not less than £25k   | <b>Max refurb cost</b> | 50% of day 1 MV<br>Up to £500k |
| <b>Valuation fees</b>  | Market rate   | <b>Monitoring fee</b>  | £1,250 (typical cost)          |
| <b>Legal fees</b>      | Market rate   | <b>Interest method</b> | Rolled                         |

## Monthly Interest rates from

| LTGDV | Monthly interest rate |
|-------|-----------------------|
| ≤ 65% | 0.89%                 |
| ≤ 70% | 0.99%                 |

## Criteria

|                             |   |
|-----------------------------|---|
| <b>Applicant experience</b> | Demonstrate experience of similar projects.   |
| <b>Applicant</b>            | UK residents and UK companies.  |
| <b>Property</b>             | Residential   |
| <b>Charge</b>               | 1st charge  |
| <b>Tenure</b>               | Freehold, and leasehold with 60+ years left on the lease.   |
| <b>Refurbishment</b>        | Heavy refurbishment, including structural, conversion or extension work that may require planning permission or building regulation approval. |
| <b>Credit</b>               | For credit profile criteria see our full <i>Product Guide</i> . <a href="#">📄</a>   |

