

Regulated Bridging Finance

Mortgage Eligibility



Regulated Bridging Mortgage Eligibility

- Available via regulated mortgage advice through qualified intermediaries only
- Personal borrowers only, sole or joint, maximum two applicants
- UK residents borrowing on a regulated basis
- Security property in England and Wales only
- First charge only
- Property must be a residential property in England and Wales
- Age: 21–75 at end of term

Cross Product Parameters

- **Term:** 1–12 months
- *Extensions are not automatic and are subject to reassessment; anything beyond 12 months is treated as new lending*
- **Loan size:** £50,000 minimum; £3m maximum
- **Single advance at completion** (no further drawdowns)

Loan Size and LTV Limits

Maximum LTV is based on the total facility, including rolled interest, any funded fees, and (where applicable) light refurbishment costs.

Maximum Day 1 Gross LTV by loan size:

- Up to £0.75m: 80%
- Over £0.75m to £1m: 75%
- Over £1m to £3m: 70%

Exit Strategy Requirements

- A clearly defined, credible and evidenced exit strategy is required. Two primary exits are accepted:
 - Sale exit - Sale of the security property or another property
 - Refinance exit - Refinance onto a mortgage product

Other exit routes will only be considered if clearly evidenced and credible.

Interest and Repayment

- Rolled-up interest: no monthly repayments during the term; repaid in full at redemption via the exit strategy

Permitted Purposes

- Purchase before sale (chain break)
- Property sale delays
- Probate transactions
- Light refurbishment prior to refinance or sale
- Short-term refinance pending longer-term lending

Typical scenarios we may consider (subject to exit certainty):

- Probate-related transactions, matrimonial settlements, lease extensions, and light non-structural works enabling refinance

Light Refurbishment

Light refurbishment means non-structural, non-material improvement works to an existing property, that:

- do not alter structure/footprint/roofline/load-bearing elements
- do not require planning permission (or are permitted development)
- are cosmetic/like-for-like improvements to enhance saleability/letability

Typical examples include:

- redecoration, like-for-like kitchen/bathroom replacement, flooring, required electrical/plumbing works, minor external tidy-up, EPC improvements

Controls:

- Refurbishment costs capped at 20% of Day 1 value
- Works must be capable of completion within the term
- If refurbishment funding is included, it is advanced in full at completion (no staged funding), so client have the cash upfront to undertake the works on day one without interim inspections
- Valuation/credit assessment is undertaken on an “as-is” basis, with no reliance on future value uplift

Property Criteria and Valuation Approach

Property controls:

- Standard houses / bungalows / flats: 80% max LTV (traditional construction, good resale demand)
- New-build houses: 80% max LTV (full warranty; valuer comments on saleability)
- New-build flats: 75% max LTV (first ownership; built within last 10 years; warranty confirmed)
- Ex-council / HA / MOD flats: 75% max LTV (valuer comments on quality, demand, marketability)

Valuation type:

- AVMs and short form valuations: valuation base is Open Market Value not restricted Market Value

Pricing and Fees

Monthly rates (new business):

- Up to 50% LTV: 0.70% p.m.
- Up to 60% LTV: 0.74% p.m.
- Up to 70% LTV: 0.79% p.m.
- Up to 75% LTV: 0.84% p.m.
- Up to 80% LTV: 0.89% p.m.

Fees:

- Arrangement fee: Net£ 2% of net loan (can be capitalised but not exceed the maximum 80% LTV)
- Admin fee: £495 (can be capitalised)
- Minimum term: 1 month, 1% fee will be charged if redeemed during that period
- Title insurance (where required): minimum £300 or 0.11% of loan plus IPT at 12% (whichever is higher)
i.e. a gross facility of £500K would incur a TII cost of £616
- Broker commission: 1.5% (paid out of the arrangement fee)

Valuation Fee:

- Payable by the customer; amount depends on property type/value and is disclosed in advance

Contact Us

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