

Product Guide

Welcome to Roma Finance

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Specialist Finance
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ROMA
FINANCE
LENDING WITH INTEGRITY

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Roma Finance was created to help intermediaries support and create wealth for their clients.

We offer competitive short and medium term bridging, development, commercial and buy-to-let solutions and consider every case on its own merits.



astl
member

NACFB
Helping Fund UK Business

FIBA | Partner

Product Guide

Short Term Lending | October 2020



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Standard Residential Investment Bridging Rates

LTV*	50%	60%	65%	70%	Exit Fee
Standard Bridge No further advances	0.65%	0.75%	0.75%	0.85%	-
Auction Finance	0.75%	0.75%	0.85%	0.85%	-
<£50K Bridge	1.35% (Minimum Property Value £40,000)				1 Month
Light Refurb	0.85%	0.90%	0.90%	0.90%	-
Medium Refurb	0.95%	0.95%	0.99%	-	-
Heavy Refurb	1.00%	1.00%	1.10%	-	-

Commercial Bridging

LTV*	60%	65%	Exit Fee
Commercial	1.10%	1.20%	-
Semi-Commercial	0.95%	0.95%	-

Development Finance

LTV*	50%	60%	65%	Exit Fee
Development (12 Months)	1.00%	1.15%	1.25%	1 Month
Development (18 Months)	1.25%	1.25%	-	1 Month
Developer Exit	0.75%			-

* Inclusive of Interest

Loans between £30,000 and £3 million

Larger loans and longer terms considered

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Buy-to-Let & Holiday Let | October 2020



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For Landlords

	Loan Amount	Rates	LTV	ERCS
Buy-to-Let	up to £500K	4.89% + base	up to 70%	5%/5%/5%/4%/3%
		5.39% + base	up to 75%	
HMO	up to £500K	4.89% + base	up to 65%	
		5.39% + base	up to 70%	
Holiday Let	up to £500K	4.89% + base	up to 65%	
		5.39% + base	up to 70%	
Serviced Accommodation	up to £500K	5.89% + base	up to 65%	
		6.39% + base	up to 70%	

No Minimum Experience

No Minimum Income

No Minimum Ownership

Top Slicing

Foreign Nationals

Dual Representation

Here are 5 reasons to work with us:

The best possible solution: Manual and flexible underwriting to suit individual circumstances

No gatekeepers: Direct access to the decision makers

No surprises: An entirely transparent and honest approach to lending

Speed: A simplified legal process significantly reducing completion times

Security: Established for 10 years with institutionalised funding you know we are here to stay

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Criteria - Short Term Lending | October 2020



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Fees	
Arrangement Fee	2% (Flat Fee of £1,995 on <£50K Bridge)
Interest	Interest Deducted
Rates	Higher rates and exit fees may apply in some cases
Eligibility	
Age	18 years - no maximum age
Type	Private individuals, LTD company, LLPs, non-EEA, expats and foreign nationals considered
Criteria	
Transaction	Non-regulated transactions only
Loan Purpose	Buy-to-Let, property purchase, capital raising, time restricted transactions including auctions, light, medium & heavy refurb, below market value purchases, ground up development, developer exit, lease extensions, business purposes, refinance of existing loan (referral only)
Terms	Terms up to 12 months. Up to 18 months on development
Servicing	Retained interest only (rolled up available on development and refurbishment)
Unacceptable commercial property types (included but not limited to)	Single use industrial properties, such as purpose built factories or chemical works, contaminated properties, petrol stations, operating night clubs, pubs or care homes, rural residential or commercial properties, single use leisure properties, such as amusement parks, sports centres, casinos, golf or football clubs, buildings used for religious purposes, schools, properties owned by charities, livestock farms and Grade 1 & some Grade 2 listed properties
Refurbishment	- Light - cost of works between 10% and 50% of Current Market Value, Min. works £30K - Medium - cost of works between 50% and 100% of CMV - Heavy - cost of works more than CMV Rates based on interest deducted on the initial advance
Security	
Acceptable Security	Residential investment property, leasehold flats, HMOs, flats above commercial, semi-commercial, commercial, holiday lets and serviced accommodation
Additional Security	If additional security is 2nd charge, the available equity will be considered at 65% of the 90 day value
Location	England, Wales & Scotland
Valuation	
AVMs	Valuations will be on a bricks & mortar/vacant possession basis. To a maximum of 65% LTV and a confidence level of 5
AVM Fee	£100
Development	
Land	Max 50% of land value on day 1 with full planning
GDV	Gross GDV figure 65%
Drawdowns	Drawdowns released in arrears with works signed off by our monitoring surveyor
Warranties	Collateral warranties and/or step in rights may be required from either/both the Architect and Structural Engineer

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Criteria - Buy-to-Let & Holiday Let | October 2020



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Fees	
Arrangement Fee	1.95%
Legal Fees	With dual representation will be £450 plus VAT. Roma Finance's solicitor can, at the borrower's request, act on a dual representation basis. Roma Finance's legal fees for each additional security property will be £500 plus VAT For corporate borrowers, each guarantor will need independent legal advice
Eligibility	
Age	18 years - no maximum age
Type	For HMOs, Limited Company and individual borrowers are acceptable. For buy-to-lets, only Limited Company borrowers are acceptable. Limited Companies must be registered in England & Wales Foreign nationals considered - LTV reduced by 5%
Criteria	
Transaction	Non-regulated transactions only
Rate changes	Rates may increase with the base rate, however, will not reduce below the rate stated above
Minimum Loan & Value	Minimum loan is £75,000 and minimum property value is £100,000
Terms	5 years
Payment	Repayment and interest only options available
Non-standard cases	Considered with a premium of 0.5% pa applied. Cases include: Non-UK resident directors, First-time landlords, No other UK assets
Max Lending	Max lending to any one borrower is £750,000
Lower Loans	Loans under £100k, add 1% premium
External bridge exits	For straight term loans that are not a bridge exit, the LTV is reduced by 5%
Security	
Primary Security	1st charge residential buy-to-let or HMO in England or Wales and can only be let on standard AST agreements
Rental Coverage	Based on the lower of the valuer's assessment of open market rental value and actual rent
Top Slicing	For properties not yet fully let, we will allow the borrower to "Top Slice" actual rent from other probable income
Location	England & Wales
Seasonality	Seasonality is not acceptable on serviced accommodation and considered on a case by case basis on holiday lets. Occupancy restrictions are not acceptable and properties must have an alternative use as residential
Non-standard	Non-standard construction and flats over 4 storeys max LTV 65%
Valuation	
Vacant Possession	Valuations will be on a bricks & mortar/vacant possession basis.