

Certainty

Quality

Tailoring

Strength

## Flexible Bridging Finance

From the everyday to the extraordinary, we offer regulated and unregulated short term loans to individuals, companies, trusts and partnerships.

### PROCESS HIGHLIGHTS

- Biometric ID verification available
- Dual legal representation available
- Automated Valuations (AVMs) at no cost up to 60% LTV
- 'Fast Track' process for qualifying loans



Scan with your smart phone  
to find your BDM

[www.utbank.co.uk](http://www.utbank.co.uk)

### PRODUCT HIGHLIGHTS

- Rates from 0.48% pm & up to 75% LTV
- Regulated & Unregulated 1st & 2nd charges in England, Wales & Scotland
- Flexible view on property type
- Most applicants accepted including – foreign nationals, offshore companies & trusts

we understand specialist banking



United Trust Bank is an award-winning provider of bridging finance. Our highly experienced team are able to tailor proposals for a wide variety of scenarios including downsizing, capital raising, refurbishment and sales period funding. Please contact the Bridging Department on **020 3862 1002** to discuss your case.

LTV	First charge	Second charge	First charge semi commercial and commercial
<50%	0.48% pm	0.69% pm	Rate upon enquiry
<55%	0.55% pm	0.74% pm	
<60%	0.59% pm	0.74% pm	
<65%	0.64% pm	0.79% pm	
<70%	0.69% pm	0.84% pm	
<75%	0.75% pm		

Light refurbishments are catered for within our standard bridging product. For any works requiring planning permission or being completed under permitted development rights, please see our guide for Residential Property Improvement Loans with rates from 0.75% pm.

What we lend on	We lend to	Key Terms
<ul style="list-style-type: none"> <li>Owner occupied residential</li> <li>Residential investment property</li> <li>Semi commercial</li> <li>Non-working farms</li> <li>Non-standard construction</li> <li>Grade II listed</li> <li>HMOs</li> <li>Property portfolios</li> </ul>	<ul style="list-style-type: none"> <li>UK citizens and expatriates</li> <li>Foreign nationals</li> <li>UK companies and trusts</li> <li>Offshore companies and trusts</li> <li>SPVs</li> <li>Funds</li> <li>Executors</li> <li>Mature borrowers: No upper age limit</li> </ul>	<ul style="list-style-type: none"> <li>Loan size: From £125k to £15m</li> <li>Minimum property value: £150k for single securities £100k for multiple securities</li> <li>AVMs can be used for loans: <ul style="list-style-type: none"> <li>up to £1m</li> <li>max 60% LTV</li> <li>max £1m property value per security</li> </ul> </li> <li>Regulated and unregulated</li> <li>No exit fees or redemption penalties</li> <li>Daily interest after first month</li> <li>Rolled-up interest option</li> <li>Completion fee 2% on drawdown</li> <li>Admin fee £295 on drawdown</li> <li>Term: <ul style="list-style-type: none"> <li>Regulated: up to 12 months</li> <li>Unregulated: up to 36 months</li> </ul> </li> <li>Locations: <ul style="list-style-type: none"> <li>England and Wales</li> <li>Scotland - selected postcodes:- <div> G - All      PH - 1-18      KY - All  EH - All      DD - All      ML - All  PA - 1-19      FK - All      KA - 1-18 </div> </li> </ul> </li> </ul>
We can also consider	Legal fees	
<ul style="list-style-type: none"> <li>Grade I listed</li> <li>Commercial property</li> <li>Ex local authority</li> <li>Land with planning</li> <li>Remote/rural residential</li> <li>Unmortgageable properties</li> <li>Rebridging (priced at 1 LTV band above standard rates)</li> </ul>	<ul style="list-style-type: none"> <li>The borrower is responsible for paying all legal fees, costs and disbursements associated with the loan.</li> <li>For regulated loans up to £1m dual legal representation is available</li> <li>For unregulated loans or regulated loans &gt;£1m, dual representation can be considered on a case by case basis</li> </ul>	

## Fast Track process

Our dedicated Fast Track team is on hand to process applications meeting the following key qualifying criteria:

- NEW** Up to £750k net loan
- NEW** Up to 60% LTV
- Up to 2 residential security properties
- Exit from sale and/or refinance of security properties
- No heavy refurbishments or property improvement loans

Please see our Fast Track bridging guide for more detailed criteria and submission requirements or contact our team on: [FTbridging@utbank.co.uk](mailto:FTbridging@utbank.co.uk)

## Example uses of bridging finance

- Enabling a property purchase to complete before a sale or refinance, including downsizing for mature borrowers
- Lending to funds, businesses and trusts to leverage or restructure property assets
- Purchase of overseas property
- Lease extension
- Below market value purchases
- Refurbishment
- Auction purchases
- Developer exits

## CONTACTS

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