

Is a bridging loan right for you?

At Funding 365 we aim to keep things simple and transparent - so we produced this quick guide to help outline the circumstances under which our bridging loan products might be used. To date we've provided bridging loans for the following purposes:

- ▶ **Rapid property purchase**
 - ▶ Quick purchase of a property, perhaps under its market value.
 - ▶ Auction purchases where settlement funds are required quickly.
 - ▶ Financing when a high street bank has been too slow to provide funding in the required timeframe.
- ▶ **Property renovation or extension**
 - ▶ Basement, rear, loft or dormer room extensions.
 - ▶ General property refurbishment, with or without structural alterations.
- ▶ **Property development or re-development**
 - ▶ Development of a new building where planning permission is in place.
 - ▶ Re-development of an existing building, such as turning a house into flats or a commercial property into residential properties.
 - ▶ Completion of a partly built or stalled development.
- ▶ **Refinancing a development loan**
 - ▶ Funding to exit an existing development bridge, providing time to sell the completed property or complete the remainder of the project.
- ▶ **Refinancing a defaulted loan**
 - ▶ Removal of a receiver to regain control of the property.
 - ▶ Providing more time to complete the project / sale / refinancing in an organised manner.
- ▶ **Improving company cash flow**
 - ▶ Payment of a quarterly VAT bill or other large unexpected invoice.
 - ▶ Access to short term working capital.
- ▶ **Company re-organisation or expansion**
 - ▶ Buying a business partner's shares.
 - ▶ Acquiring another business in a short timeframe.
 - ▶ Opening new offices.
- ▶ **Equity release**
 - ▶ Releasing equity from your investment property or company for any purpose.
 - ▶ Funding against an existing buy to let property portfolio to fund a new property purchase.
- ▶ **Other uses**
 - ▶ Repayment of amounts associated with CCJ or bankruptcy proceedings.
 - ▶ Payment of inheritance tax on property received.
 - ▶ Purchasing full ownership of an inherited property.

Our interest rates start from only 0.65% per month for residential investment property and 0.85% per month for commercial property and we will fund up to 75% of the value of residential properties and 65% of commercial properties.

If you require short term funding and believe that your circumstances mirror the above, please get in touch and one of our friendly and experienced Underwriters will assist you.

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