

# BRIDGE TO LET 2024

## THE OFFER

2 loan offers in 1 facility letter (9m Bridge/9m BTL or 1 yr Bridge/1 yr BTL)

1 valuation, 1 set of legals, 1 upfront underwriting process

ICR 100% (not applied to development exits) - No stress testing

Early transfer from bridge after 7m's (18m) & 9 m's (2yr)

0% ERC in final months to refinance onto best BTL options or sell

3 procurement fees - 1 Bridge & 1 BTL & 1 Third party Term Loan

## BRIDGE RATES

Product	MAX LTV	RATES
Dev Exit & Refurb	80%	0.94% + 1m's exit
Residential	75%	0.94%
	60%	0.89%
No Valuation Resi	70%	0.94%
Light Development	75%	0.99%
HMO	75%	0.94%
Semi-Commercial	70%	0.94%

Drawdowns up to 100% of works

## BTL RATES

Product	Max LTV	Pay Rate*	Rate
Residential & HMO	75%	7.49%	9.49%
Semi-Commercial	70%	7.49%	9.49%

\* 2% is deferred BTL rates are non-variable but BBR movement may be passed on

## BTL FEES

Product transfer fee	1.00% (Inc 0.25% proc)	Deferred to redemption Paid by Aspen on BTL day 1
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ERC	Applied	Other Months	Final month
Sale exit	BTL	1.00%	0.00%
Refi exit 18m term	Bridge & BTL	1.50%	0.00%
Refi exit 24m term	Bridge & BTL	1.50%	0.00%

## GENERAL INFO:

- Up to 80% LTV
- Bridge rates from 0.94%
- BTL rates of 7.49%
- £200k - £3m loans
- Foreign nationals accepted
- Light & Heavy works funded
- No stress testing
- Terms of 18 - 24 months
- 1st charge
- England & Wales
- Integrated legals
- OMV 180 valuations
- Access to Underwriters
- Equity funded
- Award winning lending

## AWARDS & STANDARDS



## TRUSTED MEMBERS OF:



## CONTACT US:

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### One Facility, One Easy Process, Great rates & Multiple Proc Fees!

#### Dev Exit / Finish & Exit

- ✓ Up to 80% LTV (No ICR Test)
- ✓ 1 yr retained from 0.94%
- ✓ 1 yr serviced of 7.49%  
(2% deferred & 9.49% full)
- ✓ No minimum interest period



#### Helps With...

- 2 year F&E / sales period
- Flexibility to hold / sell
- Retained interest limited
- Maximise sales prices



#### HMO / Resi Conversion / Refurb

- ✓ Up to 80% LTV, 100% works in arrears
- ✓ 1 yr retained from 0.94%
- ✓ 1 yr serviced of 7.49%  
(2% deferred & 9.49% full)
- ✓ Heavy works accepted
- ✓ Planning flexibility feature



#### Helps With...

- Getting planning
- Funding works
- Getting tenants
- Establish rental history
- Exiting onto cheap BTL





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# BRIDGE TO LET GUIDE 1 yr Bridge & 1 yr BTL

## One Facility, One Easy Process, Great rates & Multiple Proc Fees!

### Foreign National

- ✓ Up to 70% LTV
- ✓ 1 yr retained from 0.94%
- ✓ 1 yr serviced of 7.49%  
(2% deferred & 9.49% full)
- ✓ First time purchase
- ✓ No UK credit / account

#### Helps With...

- Getting UK account
- Getting tenants
- Exiting onto cheap BTL



### Semi-Commercial

- ✓ Up to 70% LTV, 100% works in arrears
- ✓ 1 yr retained from 0.94%
- ✓ 1 yr serviced of 7.49%  
(2% deferred & 9.49% full)
- ✓ Heavy works accepted

#### Helps With...

- Funding works
- Getting tenants
- Establish rental history
- Exiting onto cheap term

