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# *Aspen Product Guide*

# Bridging Rates & Products

May 2025



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## FLAT RATE

	MAX LTV	RATES
Residential (inc Heavy Refurb & Dev Exit)	75%	0.78%
Heavy Refurb	80%	0.83%
No Valuation (inc Light Refurb)	75%	0.84%
Developer Exit	80%	0.89%
Semi-Commercial	70%	
Commercial	65%	
Drawdowns available up to 100% of works & fees		
*No Val is 75% residential, 65% semi-comm, 50% commercial		
Overseas & cases < £400k are 0.89%		

## STEPPED RATE

All types & LTVs	RATES FROM
Initial Rate	0.39%
Initial Term	6 months
Total Term	12 months
Secondary Rate	1.25%
Exit Fee	1 month's interest

CONTACT OUR SALES TEAM

**IAN MILLER-HAWES**  
DIRECTOR OF SALES  
07708 486587

**STEVE GREGORY**  
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07716 098079

**MIKE ALLEN**  
BDM - LONDON/EAST  
07513 480392

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07860 855229

## General criteria:

- Rates from 0.39% pm
- Equity funded lender
- Loans from £200k to £15m
- Up to 80% LTV
- Direct access to Underwriters
- First charge only
- England & Wales
- 10 to 24 Month Terms
- Completions within 10 working days
- Foreign & Ex-Pat Borrowers
- DocuSign & no searches
- No QS or 3rd party monitoring

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# Structured Finance Guide

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We are committed to supporting large loans up to £15 million, this product guide is to cover loans ranging from £2m to £15m. These rates are suitable for purchases, refinances, refurb & developer exits and can be combined with our 1 or 2 year BTL.

## FLAT RATE

### RATE SPECIFIC CRITERIA

Residential Rates from	0.75%
Heavy Refurb Rates from	0.79%
1 or 2 year BTL payrate	6.49%
Maximum LTV	75%
Maximum LTGDV	70%

Competitive bespoke structuring

## STEPPED RATE

All types & LTVs	RATES FROM
Initial Rate	0.39%
Initial Term	6 months
Total Term	12 months
Secondary Rate	1.25%
Exit Fee	1 month's interest

### MEET THE STRUCTURED FINANCE TEAM



**JACK COOMBS**

MANAGING DIRECTOR



**IAN MILLER-HAWES**

DIRECTOR OF SALES  
07708 486587



**SAIF KHALIQUE**

HEAD OF UNDERWRITING  
07922 577541

### Key Features:

- Stepped rates from 0.39% pm
- Flat rates from 0.75% pm
- Up to 75% LTV
- Loans from £2m to £15m
- Large single assets & MUFBs
- Equity funded lender
- 100% of Works funded
- Personal searches accepted
- England & Wales
- 10 to 24 Month terms
- First charge Only
- No unit number limit
- Direct access to Underwriters


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# 3-Yr Bridge to Let Product

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## 3 year Bridge to let (1 yr Bridge + 2 yr BTL)

A new product designed for foreign nationals, heavy refurbishment, and semi-commercial borrowers providing flexibility without requirement of footprint and fully funding heavy works.

Terms available either as a 9 or 12 month Bridge followed by either a 1 or 2 year BTL period.

### BRIDGE RATES

BRIDGE (9-12m's)	MAX LTV	RATES
All Residential Products (inc Heavy Refurb)	75%	0.78%
Heavy Refurbishment	80%	0.83%
No Valuation (inc Light Refurb)	75%	0.84%
Semi-Commercial	70%	0.89%
Commercial	65%	
Drawdowns available up to 100% of works & fees		
Overseas & cases < £400k are loaded		

### BTL RATES

BTL TERM	MAX LTV	PAY RATE*	RATE
1-Year BTL	75%	6.49%	8.49%
2-Year BTL	75%	6.74%	8.49%
*Difference is deferred, BTL rates are non-variable but BBR movement may be passed on			

### BTL FEES

BTL TERM	TRANSFER FEE	PAYMENT
1-Year BTL	1.00%	Deferred to redemption
2-Year BTL	1.25%	Paid on transfer
0.25% proc fee is paid upon transfer to BTL		

BTL TERM	ERC	FINAL MONTH	APPLIED
1-Year BTL (Sale exit)	1.00%	0.00%	BTL
1-Year BTL (Refi Exit)	2.00%	0.00%	Bridge & BTL
2-Year BTL	2.00%	0.00%	Bridge & BTL

### General criteria:

- BTL Rates from 6.49% pa
- Bridge Rates from 0.78% pm
- Up to 3 year terms
- 2 loan offers in one facility letter
- One valuation & legal process
- Fully underwritten upfront
- No stress testing
- Early transfer to BTL available
- 2 proc fees paid by Aspen
- Loans from £200k to £15m
- Foreign & Ex-Pat Borrowers
- Light & heavy works funded
- DocuSign & no searches

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# *Aspen Ground Up to BTL*

# Ground Up to BTL

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Our competitive ground up product is only available to borrowers who have completed previous development schemes.

This equity funded product will be delivered with the same commercial, responsive and hands on approach that makes Aspen a go-to lender for leading UK brokers and their developer clients.

## GROUND UP PRODUCT

CRITERIA	
Initial Rate	0.85%
Exit Fee	1 month's interest
Term	18 - 24 months
Max LTGDV	65%
Max day one LTV	70%
Works Funded	Up to £10m
Loan Size	£1m - £10m
Drawdowns	100% of works & warranties
Professional Fees (3rd Party)	100% funded during term (pre-disclosed)
Max LTC	90%
Arrangement Fee	2.00%
Contract Types	Fixed price only
Borrower/Contractor Experience	Required (Similar projects)
Personal Gurantees	Required
Scheme Type	Majority residential (C3)

### Key Features:

- Rates of 0.85% pm
- Up to 65% LTGDV
- Loans from £1m to £10m
- Equity funded lender
- Drawdowns within 48 hours
- Personal searches accepted
- England & Wales
- 18 to 24 Month Terms
- Previous refurb borrowers only
- QS only until shell
- No unit number limit
- Direct access to Underwriters

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# Ground Up to BTL

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## 1 yr sale exit or 2 yr BTL hold after ground up (optional)

A new product designed for developers providing the ability to carry out ground up projects with a pre-approved BTL to act as a 1 year developer exit for sales or a 2 year BTL for rentention.

Terms available as an 18 to 24 month Ground up followed by either a 1 or 2 year BTL period.

### BTL RATES

BTL TERM	MAX LTV	PAY RATE*	RATE
1-Year BTL	75%	6.49%	8.49%
2-Year BTL	75%	6.74%	8.49%

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

### BTL FEES

BTL TERM	TRANSFER FEE	PAYMENT
1-Year BTL	1.00%	Deferred to redemption
2-Year BTL	1.25%	Paid on transfer

0.25% proc fee is paid upon transfer to BTL

BTL TERM	ERC	FINAL MONTH	APPLIED
1-Year BTL (Sale exit)	1.00%	0.00%	BTL
1-Year BTL (Refi Exit)	2.00%	0.00%	Initial & BTL
2-Year BTL	2.00%	0.00%	Initial & BTL

### General criteria:

- BTL Rates from 6.49% pa
- Up to 4 year terms
- 2 loan offers in one facility letter
- One valuation & legal process
- Fully underwritten upfront
- No stress testing
- Early transfer to BTL available
- 2 proc fees paid by Aspen
- Loans from £1m to £10m
- Experienced developers only
- Professional fees funded
- DocuSign & no searches

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