

# Development Finance

Housebuilders and Property Developers are often looking to turn their ideas into commercial reality. Our experienced team can help to structure a development loan for you.

## Product benefits

- ✓ We focus on LTGDV rather than LTC so we can be more flexible in our offered terms and we factor the level of any pre-sales into our assessment.
- ✓ We consider less experienced developers, provided that they have an experienced team of professional advisers and contractors.
- ✓ Whole of UK covered with specialist Relationship Directors based across England, Northern Ireland, Scotland and Wales.



## Indicative terms (Correct as of September 2022)

Commitment term	Up to 3 years
Amortisation profile	Bullet / from sales
Maximum LTGDV	72.5% LTGDV ((including interest)
Maximum debt	£50m (on a staged drawdown basis)
Preferred debt	£1m - £25m
Arrangement fee	From 2.5%
Borrower rate per annum (rate dependent on risk and loan size)	Typically from 7.8%* (residential & commercial)

Each facility will be structured and priced on its own merits. We will consider terms outside the maximum loan guidelines where the circumstances of the loan warrant it.

\*lower borrower rates are available

## Real world lending