

Key features

	Commercial Auction Bridging
Maximum LTV	60% (net day 1)
Interest rate	9.00% pa
Term	6 months
Minimum interest period	1 month
Arrangement fee	1.25%
Exit fee	0%
Minimum property value	£500,000

The big print

- We will lend against any commercial property sold under the hammer for £500,000 or more
- We will not require a separate valuation
- You will receive 60.0% of the purchase price on the day of completion
- Interest and the arrangement fee will be retained from the initial advance, giving a gross LTV of 63.5%
- We have a minimum interest period of one month and we calculate interest on a daily basis
- If you repay the loan early, we will rebate any unused interest
- Our solicitor will not undertake a full title review, but will require sufficient information in order to arrange title indemnity insurance
- Lending is subject to the borrower passing our credit and AML checks. These can be cleared in advance of the auction if you would like peace of mind before bidding
- We will require you to enter into a loan agreement and provide first ranking security over the property

The interesting stuff

- We launched our commercial lending products in 2013 in response to growing demand from our customers and have been market leaders ever since
- Our experienced in-house lending team includes fully qualified Chartered Surveyors who have decades of investment experience and know how to structure loans to achieve your objectives
- We've lent on everything from industrial wharfs to five-star hotels
- We're self-funded and not a bank. We've completed over £4bn of lending since 2009
- During the term of the bridging loan, we can discuss refinancing options, including our commercial term product
- If you would like to borrow more than 60.0%, this may be possible, subject to enhanced due diligence

How to apply

Please contact **Stuart Buchanan**
at **Acuitus Finance**

+44 (0)20 7034 4850
+44 (0)7879 432868
stuart.buchanan@acuitus.co.uk
www.acuitus.co.uk



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