

Heavy Refurbishment

Purpose: Secure a property purchase quickly, generate short-term business cash flow from an existing property, fund refurbishments.

Refurbishment Facility: Profit rate from 1.25% pcm

Key product criteria*

Minimum finance size	£100,000
Maximum finance size	£2,000,000
Maximum gross FTV (day one)	75% for Residential or 65% for Commercial
Maximum gross FTGDV	75% Residential or 65% Commercial (based on after works figure)
Stage payments	Works funded in arrears and is subject to satisfactory inspection by the Quantity Surveyor.
Finance term	Up to 18 months
Max refurb cost	75% of Gross Development value or 85% Finance to Cost whichever is the lower
Developer experience	Limited experience considered
Planning permission/ PDR Consent	Required

***Aggregation:** Maximum available to any one customer shall not exceed £2M

*Please see our unacceptable properties and non-shariah properties for properties we are unable to provide finance on

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Product rates and fees

Profit rate (per month)	From 1.25%
Arrangement fee	2%
Procuration fee	0.50% - subject to approval
Valuation and monitoring fees*1	At market rate, provided upon application
Legal fees *2	At market rate, provided upon application
Exit fee	None
Early repayment charge	None
Redemption fee	£250

*1 To be paid upfront.

*2 Legal fees will be paid upfront. Your lawyer will be required to provide our lawyer with an undertaking to this effect.

Product characteristics

- Properties in England and Wales only
- UK residents and limited companies only
- Residential 75% and commercial 65% properties considered

Permitted uses for product

- Property conversion to residential / HMO
- Heavy property refurbishment and extension
- Finish and exit *3

*3 Must be wind and watertight.

Prohibited uses for product

- Ground up developments
- Owner occupied property
- Properties with adverse environmental conditions
- Agricultural properties

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Individual Customer Requirements

Must be a UK resident and have been living in the UK for a minimum of 2 years (If non-UK resident then must have permanent right to reside in the UK).

Corporate Customer Requirements

UK Limited Companies and UK Limited Liability Partnerships only. SIC code must relate to property management, investment or development. New SPVs are accepted. Maximum of 4 directors/shareholders/ members. Full personal guarantees required.

Minimum Income

At least one applicant/director must have minimum income of £21,000. This can include income from employment, self-employment, pensions, investments, and rental or other property income.

We will require verification of personal income in certain cases. Your underwriter will advise you if this is necessary. Acceptable income evidence should be one (or a combination) of the following: latest 2 years SA302's with Tax Year Overviews , latest 3 months' payslips, P60 and minimum 3 months' bank statements

Portfolio

For portfolio landlords we must see at the time of the application full details of the existing portfolio including; address, purchase date, mortgage lender, balance outstanding.

Refinance

If you decide to refinance with Offa, we will lend up to the lower of 90% of purchase plus costs of works or 75% of the open market value allowing you to release equity in the property even if the ownership period is less than 6 months.

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Contact Us

For an informal chat speak to one of our team members directly on 0121 667 7291 or enquiries@offa.co.uk

For the full range of finance products offered by Offa visit www.offa.co.uk

This does not constitute an offer of financing. Heads of Terms and Agreements will be provided by Offa on a case-by-case basis.

Offa reserves the right to amend, suspend or terminate this product at any time and without notice.

YOUR PROPERTY MAY BE AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Nubnk Ltd t/a Offa is registered in England and Wales. Registered address: Corner Oak, 1 Homer Road, Solihull, B91 3QG.
Company Number: 11609468.