

Development Bridging

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

Development Facility: Profit rate from 1% pcm

Key product criteria

Minimum facility size	£500,000
Maximum facility size	£10,000,000*
Maximum FTV (day one)	75% for residential or 65% for commercial
Maximum FTGDV	75% for residential or 65% for commercial (based on after works figure) *See below
Stage payments	Cost of works funded in arrears and is subject to satisfactory inspection by the Quantity Surveyor.
Finance term	Up to 24 months
Max refurb cost (*)	* 85% Finance to Cost or 75% FTGDV - which ever is the lower
Developer experience	Limited experience considered
Planning permission/ PDR Consent	Required
Arrangement fee from	2%
Deferred Arrangement Fee from	0%

*Aggregation: Maximum available to any one customer shall not exceed £10M



NB: Please see our unacceptable properties and non-sharia properties for properties we are unable to provide finance on

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Product characteristics

- ⦿ Properties in England and Wales only
- ⦿ UK residents and limited companies only
- ⦿ Residential and commercial properties considered

Permitted uses for product

- ☑ Ground up developments
- ☑ Heavy property refurbishment and extension
- ☑ Finish and exit

Prohibited uses for product

- ✗ Land without planning
- ✗ Owner occupied property
- ✗ Properties with adverse environmental conditions
- ✗ Agricultural restricted land or properties

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Individual Customer Requirements

Must be a UK resident and have been resident in the UK for the last 2 years or have a 3-year UK residential history and a permanent right to reside in the UK. Maximum number of individual applicants is 2.

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.. Ex-Pats considered

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% or 65% 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.

ANY PROPERTY USED AS SECURITY 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.
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