

Residential Bridge to Let

Unregulated

octopusproperty

Key features

	Bridge to Let One	Bridge to Let Two	Bridge to Let Three
Minimum Loan	£500k	£500k	£1m
Maximum Loan	£3m	£6m	£10m
Maximum LTV	70.00%	70.00%	70.00%
Initial Rate	7.49% pa	7.99% pa	8.99% pa
Reversionary Rate	6.99% pa	8.99% pa	n/a
Tenor	24/36 months	24/36 months	24 months
Early Repayment Charge	Months 1-7: 0.00% Months 8-21: 3.00%	Months 1-7: 0.00% Months 8-21: 3.00%	Months 1-12: 0.00% Months 13-24: 1.00%
Fees	2% + 0.5% at month 8	2% + 0.5% at month 8	2%



The big print

- We will consider properties anywhere in England
- The above information applies to first charge lending only
- We have a minimum interest period of one month and we calculate interest on a daily basis
- We're flexible with the interest, you can choose to service it (with proof of how you can), we can retain it or you can do a bit of both
- These loans can only be used on residential investment properties, so you can't occupy the property
- We can help clients who have had bad credit but will ask a few questions about what happened before making our decision to lend
- Some fees can be added or deducted to or from the loan advance and others are payable up front. We will tell you exactly what fees are required to be paid on each loan
- We'll value the property on a 180 day Open Market Valuation basis and base our maximum lending on this figure

The interesting stuff

Do you think this product looks a bit confusing? Once you get to know it you will love it! It allows you to give your clients some of the cheapest bridging rates on the market and can be used in a variety of situations. Here's a few scenarios to give you an idea:

- Short-term bridge required?
- Need to acquire an asset whilst you get planning?
- Need some time to sell a recently developed site?
- Not sure if you want to retain the asset(s) longer term?

In a nutshell, call us with any bridging/medium term requirement and we will tell you if the Bridge to Let works. That's a promise

How to apply

Fill out the Enquiry Form online at [octopusproperty.com](https://www.octopusproperty.com)

We will review your enquiry and revert within hours to discuss our loan proposal

0800 294 6850

sales@octopusproperty.com

33 Holborn, London, EC1N 2HT

[octopusproperty.com](https://www.octopusproperty.com)

Questions?

Want to know more? We're here to help

0800 294 6850

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