

Roma

#LovetoLend

Product Guide

impact
Specialist Finance

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Roma Finance works with our partners to provide the 'Borrower First' experience to landlords, developers and investors for the purpose of adding value to property investments.

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FIBA Partner



NACFB
HELPING FUND UK BUSINESS



Bridging Finance

Roma

#LovetoLend

Ask us about #RomaFLOW

Bridging Finance	Rates from	LTV
Standard Bridge & Auction Including cost of works up to 20% of CMV	0.75%	Up to 75%
Light Refurbishment Cost of works between 20% and 50% of CMV	0.95%	Up to 70%
Medium Refurbishment Cost of works between 50% and 100% of CMV	0.99%	Up to 70%
Heavy Refurbishment Cost of works more than CMV	1.05%	Up to 65%
Commercial	0.99%	Up to 65%
Semi-Commercial	0.89%	Up to 70%
Developer Exit (Bridging) (Wind & Watertight properties)	0.80%	Up to 75%
Below Market Value Bridge	0.99%	Up to 70%

Key Terms and Criteria

- Non-regulated lending
- Loan sizes from £75k to £3m
- Terms up to 24 months
- Interest deducted from initial advance. Rolled up, part & part and serviced interest
- Lending in England, Wales & Scotland
- Maximum LTV of 70% on refinances
- 2nd charge up to 55% LTV - referral only
- Current Market Value - (CMV)
- Loan to Purchase - (LTP)
- Rates and terms are subject to change on non-standard cases including, but not limited to credit history, experience and construction type

Below Market Value

- Experienced landlords only (at least 3 BTLs owned for past 12 months; or proof of profit from minimum 3 flips in last 24 months)
- Maximum loan £500k
- Lending in England & Wales. In Scotland with comfort charge or additional equity
- Max 90% Gross LTP, 70% Gross LTV, where the net loan amount is no more than 85% of the purchase price

Lending on....

- Residential investment, Semi-Commercial & Commercial
- Non-working farms and shut down pubs
- Non-standard construction
- Land with planning - max 55% LTV

Lending to....

- Individuals, limited companies, LLPs
- Expats and UK residents residing overseas must have a credit footprint and a live UK bank account. Applicants may be required to sign documents in the UK
- Min. age 18 years - no upper age limit
- Any experience levels considered

Lending for....

- Property purchase/refinance
- Below market value purchases
- Capital raising and business purposes
- Time restricted cases e.g. auctions,
- Property refurbishments & renovations - light, medium & heavy
- Developer exit

Fees

- Arrangement Fee - 2%
- AVM - £30
- Legal fees 0.3% + VAT of gross loan min amount being £1,000 plus VAT
- Each additional security - £500 + VAT
- For corporate borrowers, each guarantor will need independent legal advice

AVM Criteria (Hometrack)

LTV/ Max Loan	50%/ £500K	65%/ £300K	70%/ £200K
Purchase Conf. Level	4+	4.5+	5+
Refinance Conf. Level	4.5+	5+	5.5+

AVM Criteria

- Maximum LTV on refinances 65%
- Minimum property value £100K - if <£100k reduced LTV by 5%
- Standard construction residential only
- No further advances

Development Finance

Development Finance	Rates from	LTGDV (Gross)
Residential Development Funding	0.99%	Up to 65%
Commercial Development Funding	1.05%	Up to 60%
Developer Exit (Bridging) (Wind & Watertight properties)	0.80%	Up to 75%

Key Terms and Criteria

- Non-regulated lending
- Loan sizes from £75k to £3m
- Terms up to 24 months
- Interest deducted from initial advance. Rolled up, part & part and serviced interest available
- Lending in England, Wales & Scotland
- Maximum LTV of 70% on refinances
- 2nd charge up to 55% LTV - by referral only
- Current Market Value - (CMV)
- Rates and terms are subject to change on non-standard cases including, but not limited to credit history, experience and property construction

Lending on....

- Residential investment, Semi-Commercial & Commercial
- Non-working farms and shut down pubs
- Non-standard construction
- Land with planning - max 55% LTV

Lending to....

- Individuals, limited companies, LLPs
- Expats and UK residents residing overseas must have a credit footprint and a live UK bank account. Applicants may be required to sign documents in the UK
- Min. age 18 years - no upper age limit
- Any experience levels considered

Lending for....

- Property purchase/refinance
- Below market value purchases
- Capital raising and business purposes
- Time restricted cases e.g. auctions,
- Property refurbishments & renovations - Light, medium & heavy
- Ground up development/ Developer exit

Fees

- Arrangement Fee - 2%
- AVM - £30
- Legal fees 0.3% + VAT of gross loan min amount being £1,000 plus VAT
- Each additional security - £500 + VAT
- For corporate borrowers, each guarantor will need independent legal advice

Development

- Drawdowns released in arrears of works done certified by Roma's appointed monitoring surveyor
- Collateral warranties and/or step in rights may be required
- Up to 12 units
- Inexperienced borrowers considered with a premium

Our product guide is a 'guide', please speak to your local business development manager for a tailored quote.

- No upfront interest on drawdowns
- Tailored customer service with a named team member
- A Quantity Surveyor is not always required - inhouse monitoring available

- Fast processing channel for standard bridging, auction finance and light refurbishment
- Non standard construction considered
- Direct access to the decision maker; the underwriter



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