

Residential Bridging Loans

The Hampshire Trust bridging loan is a loan, usually **open ended**, secured on property to enable the Borrower to proceed with another transaction, which may be entirely unrelated, and benefit from immediate access to funds.

The following are just a few examples:

- **Capital raising for any purpose**, pending the sale or re-mortgage of the security property
- To fund the **purchase of a property abroad**, for owner occupation or holiday/investment purposes
- To fund the **urgent purchase** of a property, pending arrangement of a long-term mortgage
This can be particularly useful for **auction** purchases
- To purchase one property before the sale of another – **open ended**
- Temporary funding for the purchase of a 'defective' or otherwise unmortgagable property, pending completion of repairs and drawdown of a long-term mortgage
- To fund the **purchase of property in need of refurbishment**, with a view to resale on completion of the improvements. We can also provide additional funds in stages to cover the cost of the works

Speed is often vital in these situations and we aim to deal with each application as quickly as possible.

Highlights of our facilities include:

- **Funds** can be **available within** as little as **5 working days** from receipt of acceptance of our formal offer
- **Open Ended**
- Up to **60% of valuation***
- **100% of purchase price** available
- Simple and efficient application procedure
- Interest can be added to the loan or paid monthly as preferred
- Amounts from £50,000 to £1,000,000
- Interest calculated on a daily basis
- **No exit or repayment fees** on repayment within the agreed term
- Security can be in **England, Scotland or Wales**
- Interest from **1% per month**

* A higher LTV may be considered if suitable collateral security is available.

For further information regarding our bridging loans please visit our website www.hampshire-trust.co.uk, or telephone a member of our Property team on **01329 234294**.

Any property used as security, which may include your home, may be repossessed if you do not keep up repayments on your mortgage.



HAMPSHIRE TRUST
SPECIALIST FUNDERS

*The Bank
that Means Business*

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