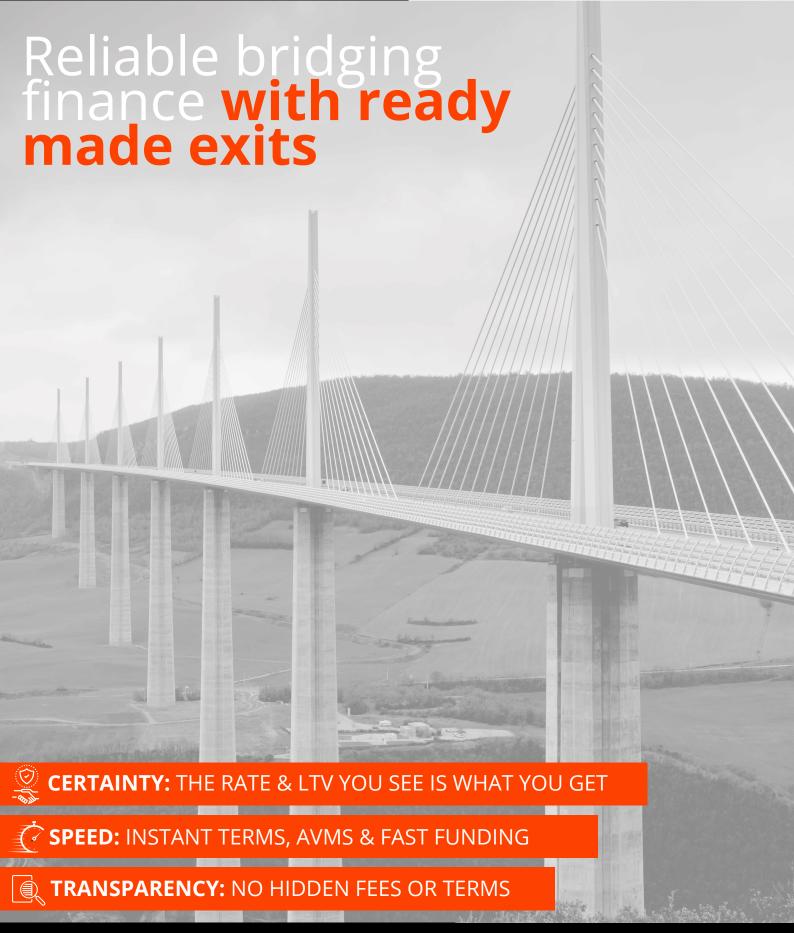
# BRIDGING AND SHORT TERM FINANCE



**JUNE 2025** 





### **Fees & Packaging**

#### **Valuation Fees**

Where an Automated Valuation Model (AVM) can be used: AVMs can be used on the Residential Investment product only, up to 70% LTV where the confidence rating is 4.0 and above. AVMs are not available in Northern Ireland.

Purchase Price/Value	Single Unit & HMO/MUFB < 6 rooms	HMO/MUFB Over 6 bedrooms
To £100,000	£475	£1,014
£150,000	£475	£1,014
£200,000	£495	£1,014
£250,000	£510	£1,014
£300,000	£565	£1,014
£350,000	£620	£1,134
£400,000	£620	£1,134
£450,000	£675	£1,254
£500,000	£675	£1,254
£600,000	£755	£1,374
£700,000	£805	£1,494
£800,000	£890	£1,614
£900,000	£965	£1,734
£1,000,000	£1,035	£1,854
£1,500,000	£1,435	Refer
£2,000,000	£1,835	Refer

N.B. Valuation Fees quoted for properties up to 6 bedrooms include no commercial usage. Fees for properties over 6 bedrooms are quoted as guidance only. Fees where there is any element of commercial use are available on request. Fee scales are at the valuers discretion and may vary. They should be treated as a guide only and an accurate fee will be quoted prior to instruction.

#### Exit Strategy

An explanation of how the loan will be repaid at the end of the term must be provided, for some scenarios we may ask for evidence of the proposed strategy.

#### **Arrangement Fees**

Arrangement Fees chargeable from 1.45% - see relevant product for exact fees.

Deducted from initial advance, subject to a minimum fee of £2,000.

£35 TT fee deducted from advance.

#### **Administration Fee**

Non refundable £49 to be paid on application

#### **Packaging Requirements**

Broker/Packager/Solicitor certified copy of Identification documents. At least one item from:

A valid full passport, a valid UK Photo-card driving license, or any photo identity card issued by any Government department.

Broker/Packager/Solicitor certified copy proof of address. At least one item from:

UK Driving License (full), Current council tax demand letter or statement, Current Bank statements, or credit/debit card statements, issued by a regulated financial sector firm in the UK, EU or comparable jurisdiction, recent Utility Bill not more than 3 months old (not an internet printed copy), solicitors letter.

#### Assets and Liability statement required at application. Applicants own or QML template. To include:

- Address and value of main residence
- Personal effects (including cars)
- Bank & Building Society balances
- · Value of investments
- · Business shareholdings
- Mortgage outstanding and name of lender on main residence
- All secured and unsecured loans and credit commitments
- Non-credit commitments (maintenance etc)
- Details of existing property portfolio

To include full address, property value, rental income / value, mortgage lender (if applicable), mortgage balance & monthly mortgage payment

#### Refurbishments

The following to be provided at application:

- Evidence of sufficient capital to self fund all works and contingency
- Full schedule of works, programme and costings
- CV for the Borrower and/or Project Manager
- · Details of the professional team

Dual Representation can be agreed providing all solicitors acting for Quantum Mortgages meet the following criteria:

#### Solicitor Information

- · Be authorised and regulated by the Solicitors Regulation Authority and registered with the Law Society
- Hold PII with a minimum of £2M coverHold a relevant accreditation
- Have at least 3 SRA Regulated Principles or Regulated Managers in the practice

We can seek quotes from our approved panel consisting of TWM Solicitors, TLT Solicitors and Thomson Snell & Passmore.

- Option to exit via a Quantum Mortgages Buy to Let mortgage (or other viable exit)
- Arrangement fee deducted from the gross loan, helping cashflow
- Float of own capital for speedy release of funds
- Dual representation legal process
- No compulsory legal advice

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### **Residential Investment**

- For auction purchases / undervalue transactions
- Portfolio restructure
- Capital raising for further investments
- First time landlords accepted to 65% LTV (no first time buyers)
- Minor cosmetic works only allowed during the loan term
- Loans below £100,000 max LTV 70%

LTV Band	Minimum gross loan	Maximum gross loan	Monthly Rate	Arrangement Fee	Proc Fee
Standard					
<=65% Gross (inc fees & interest)	£50,000	£3,000,000	<b>0.79%</b> (fixed)	<b>2.2%</b> (deducted from advance)	2.00%
>65% to 75% Gross (inc fees & interest)	£50,000	£3,000,000	<b>0.85%</b> (fixed)	<b>2.2%</b> (deducted from advance)	2.00%
Low fee					
<=65% Gross (inc fees & interest)	£50,000	£3,000,000	<b>0.79%</b> (fixed)	<b>1.45%</b> (deducted from advance)	1.25%
>65% to 75% Gross (inc fees & interest)	£50,000	£3,000,000	<b>0.85%</b> (fixed)	<b>1.45%</b> (deducted from advance)	1.25%

(IIIC rees & IIICerest)			(fixeu)	(deducted from advance)		
Term	Minimum 3 months, maximum 24 months					
Repayment	Interest retained for the	e loan term				
Undervalue purchase	Acceptable up to 90% o	Acceptable up to 90% of Purchase Price / 70% LTV				
Property Considered	<ul> <li>Standard construction houses and flats</li> <li>Non standard construction up to 60% of OMV</li> <li>Ex Local authority flats up to 70% LTV, houses up to 75%</li> <li>Ex Local Flats with deck access over 5 storeys up to 60% LTV</li> <li>HMO and Multi Unit properties up to 12 units</li> </ul>					
Lending Area	England, Wales & Northern Ireland					
Available to	UK Resident Individuals Limited Company SPVs registered in England, Wales & Northern Ireland (must be registered with one of the following SIC codes - 68100, 68201, 68209, 68320)					
Valuations	<ul><li>AVMs can be used of condition;</li><li>Up to 70% LTV / £1r</li></ul>	n standard on Gross Loar De used, a fu	construction single n - confidence rationally valuation will ne	used, QML will complete the AV e residential properties only in going must be 4.0 or above.  The desired through out the contract of the contr	good	

#### **Residential Investment**



Minimum gross loan | Maximum gross loan | Monthly Rate



**Proc Fee** 

**Arrangement Fee** 

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Standard						
<=65% Gross (inc fees & interest)	£50,000	£3,000,000	<b>1.04%</b> (fixed)	<b>2.20%</b> (deducted from advance)	2.00%	
>65% to 75% Gross (inc fees & interest)	£50,000	£3,000,000	<b>1.1%</b> (fixed)	<b>2.20%</b> (deducted from advance)	2.00%	
Low fee						
<=65% Gross (inc fees & interest)	£50,000	£3,000,000	<b>1.04%</b> (fixed)	<b>1.45%</b> (deducted from advance)	1.25%	
>65% to 75% Gross (inc fees & interest)	£50,000	£3,000,000	<b>1.1%</b> (fixed)	<b>1.45%</b> (deducted from advance)	1.25%	
Term	Minimum 3 months, maxi	mum 24 months				
Repayment	Interest retained					
Undervalue purchase	Acceptable up to 90% of P	urchase Price / 70% LTV				
Standard construction houses and flats     Non standard construction up to 60% of OMV     Ex Local authority flats up to 70% LTV, houses to 75%     Ex Local Flats with deck access over 5 storeys max 60% LTV     HMO and Multi Unit properties up to 12 units						
Lending Area	England, Wales & Northern Ireland					
Available to:	Foreign Nationals & Ex-Pats Applicants must have a minimum income of £35,000 GBP equivalent and reside in countries with a BASEL risk score of 6.0 or less. Please note that applications from foreign national applicants may be declined where, in our reasonable opinion, there exists a significantly elevated risk of war or conflict associated with the applicant's country of residence. QML reserves the right to assess such risks on a case-by-case basis as part of our underwriting procedures.					

### **Mixed Use Bridge**

- For properties containing both residential and commercial usage
- Permitted Development conversions
- Residential element must always be a minimum of 50% of the total floor area

Max LTV/LTGDV	Minimum gross loan	Maximum gross loan	Monthly Rate	Arrangement Fee	Proc Fee	
Standard						
<=65% Gross (inc fees & interest)	£100,000	£2,000,000	<b>1.05%</b> (fixed)	<b>2.25%</b> (deducted from advance)	2.00%	
Low fee						
<=65% Gross (inc fees & interest)	£100,000	£2,000,000	<b>1.05%</b> (fixed)	<b>1.45%</b> (deducted from advance)	1.25%	
Term	Minimum 3 months, maximum 24 months					
Repayment	Interest retained. Exit fee 1% of the gross loan.					
Undervalue purchase	Acceptable up to 80% of Purchase Price / 65% LTV					
Property Considered	Standard construction mixed use units where the residential element is at least 50% of the overall floor area.  Non standard construction up to 60% of OMV					
Lending Area	England, Wales & Northern Ireland					
Available to:	UK Resident Individuals Limited Company SPVs registered in England, Wales & Northern Ireland					

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### **Refurbishment Bridge**

- For light refurbishment where no planning is required and no structural works are to be carried out
- Refurbishment costs must be no more than 30% of the lower of the market value/purchase price

Max LTV/LTGDV	Minimum gross loan	Maximum gross loan	Monthly Rate	Arrangement Fee	Proc Fee
<=65% Gross (inc fees & interest)	£100,000	£3,000,000	<b>0.84%</b> (fixed)	<b>2.25%</b> (deducted from advance)	2.00%
>65% to 75% Gross (inc fees & interest)	£100,000	£3,000,000	<b>0.90%</b> (fixed)	<b>2.25%</b> (deducted from advance)	2.00%

Term	Minimum 3 months, maximum 24 months
Repayment	Interest retained. Exit fee 1% of the gross loan.
Advances	Refurbishment costs will be funded in arrears. Where costs exceed £75k, an asset manager/monitoring surveyor will be required to report on, and oversee works at the Borrowers cost.
Undervalue purchase	Acceptable up to 90% of Purchase Price / 70% LTV
Property Considered	Standard Houses and flats of standard construction requiring refurbishment or conversion without planning permission.  Non standard construction up to 60% of OMV  Ex Local authority flats up to 70% LTV, houses to 75%  Ex Local Flats with deck access over 5 storey's max 60% LTV  HMO and Multi Unit conversions up to 6 units
Lending Area	England, Wales & Northern Ireland
Available to:	UK Resident Individuals and Ex Pats Limited Company SPVs registered in England, Wales & Northern Ireland

## Refurbishment PLUS Bridge

- For refurbishment where planning permission is required
- Extension or conversion under Permitted Development
- Minor structural works planned (internal configuration, increasing floor area by no more than 35%)
- Refurbishment costs must be no more than 50% of the lower of the market value/purchase price

Max LTV/LTGDV	Minimum gross loan	Maximum gross loan	Monthly Rate	Arrangement Fee	Proc Fee
<=65% Gross (inc fees & interest)	£100,000	£3,000,000	<b>0.89%</b> (fixed)	<b>2.25%</b> (deducted from advance)	2.00%
>65% to 70% Gross (inc fees & interest)	£100,000	£3,000,000	<b>0.95%</b> (fixed)	<b>2.25%</b> (deducted from advance)	2.00%

Term	Minimum 3 months, maximum 24 months
Repayment	Interest retained. Exit fee 1% of the gross loan.
Advances	Refurbishment costs will be funded in arrears. Where costs exceed £75k, an asset manager/monitoring surveyor will be required to report on, and oversee works at the Borrowers cost.
Undervalue purchase	Acceptable up to 90% of Purchase Price / 70% LTV
Property Considered	Standard Houses and flats of standard construction requiring refurbishment with planning permission or PD rights.  Non standard construction up to 60% of OMV  Ex Local authority houses and flats up to 70% of OMV  Ex Local Flats with deck access over 5 storey's max 60% LTV  HMO and Multi Unit purchase or conversions up to 12 units  HMO and Multi Unit purchase or conversions over 12 units subject to max LTV of 60%
Lending Area	England, Wales & Northern Ireland
Available to:	UK Resident Individuals Limited Company SPVs registered in England, Wales & Northern Ireland

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### **Generic Criteria Guide**

	Generic Criteria Guide for all Products
Min / Max Age	<ul> <li>Min 21 yrs</li> <li>Maximum age 85 at the end of term</li> </ul>
Min / Max Term	<ul><li>Minimum 3 Months</li><li>Maximum 24 Months</li></ul>
Refurbs / Borrower Experience	<ul> <li>Day one LTV for refurbs – with the net loan to borrower being net of interest, fees and refurb costs. Gross loan must not exceed maximum Loan to GDV.</li> <li>For refurbishment applications the borrower must be able to evidence experience of 2 schemes completed in the last 4 years of a similar size and scale.</li> <li>Where the borrower cannot evidence experience we <u>may</u> consider a fully contracted project manager or main contractor.</li> </ul>
Max Borrower Exposure	The maximum number of loans that may be granted to any one borrower is limited to the lesser of 10 loans or £10 Million of borrowing
Property Exposure Limit	Quantum Mortgages will lend on a maximum of 33% of units in an individual block
HMO / Multi Units	Acceptable - see product parameters for details
New Build Flats	Acceptable up to 70% LTV where criteria is met. Max 5% builder incentive
Leasehold	Minimum lease remaining of 40 years at the end of term
Tenancy Accepted	The property may only be let or refurbished to be let based on one of the following types of tenancy:  A single assured shorthold tenancy ("an AST"):  A common law tenancy  Lettings to a UK registered limited company.  Holiday lets, including Airbnb properties and short term lets
Limited Companies	<ul> <li>Registered in England, Wales or Northern Ireland</li> <li>All Directors do not have to be shareholders, but the combined shareholding of the directors on the mortgage application must be 51% or more, either individually or aggregated</li> <li>Must be a non-trading SPV with sic code 68100, 68201, 68209 or 68320</li> <li>Non-director minority shareholders subject to a KYC check</li> <li>Personal Guarantees will be required from at least one Director (or as many Directors as are required to reach a combined shareholding of 51% or more and from each director that is also a shareholder) for 100% of the loan</li> </ul>
Credit Profile	<ul> <li>Satisfied defaults / CCJs considered if non instalment debts and less than £500 combined (maximum of 2)</li> <li>Late payments considered subject to a reasonable explanation</li> </ul>
Unacceptable Property Types	<ul> <li>100% Timber construction</li> <li>Shared ownership properties</li> <li>Uninsurable properties</li> <li>Properties which have ongoing structural issues or have been underpinned within the last five (5) years unless supported by satisfactory guarantees and subject to a Certificate of Structural Adequacy.</li> <li>Properties requiring underpinning, properties with continuing structural movement, or movement that requires monitoring</li> <li>Properties with dry rot</li> <li>Commonhold properties</li> <li>Mobile homes, caravans, park homes or houseboats</li> <li>Properties with Spray Foam in the roof void</li> <li>Flats with combustible cladding that do not have a recent EWS1 Certificate</li> <li>Properties containing Mundic Block material that are not classified as class A, A/B, A1, A2 or A3</li> <li>Properties with Japanese Knotweed assessed at Category A or B (evidence or report required)</li> <li>Properties determined as unacceptable security by an appointed valuer due to poor condition, not readily lettable and not being refurbished to make them lettable, health and safety concerns or where the property type or construction is not explicitly permitted within this policy</li> <li>Properties less than ten years old and without a warranty backed by an FCA regulated insurer</li> <li>Mixed use properties not currently habitable</li> <li>Flats above/adjacent to food or alcohol sales above 65% LTV</li> </ul>

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### **Product Codes**

RESIDENTIAL INVESTMENT PRODUCTS						
Product Code	LTV %	Rate Type				
BRRIJUN25V475	Up to 75% LTV	Resi Investment 75%				
BRRIJUN25V465	Up to 65% LTV	Resi Investment 65%				
BRRILFJUN25V475	Up to 75% LTV	Resi Investment 75% Low Fee				
BRRILFJUN25V465	Up to 65% LTV	Resi Investment 65% Low Fee				

RESIDENTIAL INVESTMENT - FOREIGN NATIONALS & EX PATS					
Product Code	LTV %	Rate Type			
BRRIFNJUN25V475	Up to 75% LTV	Resi Investment Foreign Nationals & Ex Pats 75%			
BRRIFNJUN25V465	Up to 65% LTV	Resi Investment Foreign Nationals & Ex Pats 65%			
BRRIFNLFJUN25V475	Up to 75% LTV	Resi Investment Foreign Nationals & Ex Pats 75% Low Fee			
BRRIFNLFJUNV465	Up to 65%	Resi Investment Foreign Nationals & Ex Pats 65% Low Fee			

MIXED USE BRIDGE				
Product Code	LTV %	Rate Type		
BRMURJUN25V465	Up to 65% LTV	Mixed Use Refurb Bridge 65%		
BRMURLFJUN25V465	Up to 65% LTV	Mixed Use Refurb Bridge 65% Low Fee		
BRMUJUN25V465	Up to 65% LTV	Mixed Use Bridge 65%		
BRMULFJUN25V465	Up to 65% LTV	Mixed Use Bridge 65% Low Fee		

RESIDENTIAL REFURBISHMENT				
Product Code	LTV %	Rate Type		
BRRRJUN25V475	Up to 75% LTV	Resi Refurb 75%		
BRRRJUN25V465	Up to 65% LTV	Resi Refurb 65%		

RESIDENTIAL REFURBISHMENT PLUS				
Product Code	LTV %	Rate Type		
BRRRPJUN25V465	Up to 65% LTV	Resi Refurb Plus 65%		
BRRRPJUN25V470	Up to 70% LTV	Resi Refurb Plus 70%		



## **Bridging Sales Team**



Rachel Thomas Head of Bridging 07904 892124



Harsha Dahyea Chief Commercial Officer 07939 823337



Paul Ormonde National Account Manager - Kent, London & East Anglia 07507 600878



**Zouhair Mihramane**National Account Manager South East / West & South
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07904 892109



Nik Sukara
Business Development
Manager - The North &
North Wales
07300 827838

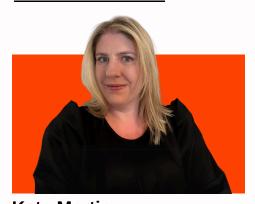


**Lichelle Samra** Telephone BDM 07960 928791

### Bridging Team 01908 909650 Op3 Email the team

# BROKER SUPPORT

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**Kate Martin**Broker Support Team Leader



**Ushma Shah** Senior Broker Support Adviser



**Dunni Adekunle**Broker Support Adviser



Sara Mietusiewicz Senior Broker Support Adviser



Maddy Gammage Broker Support Adviser



**Ebenezer Darko**Broker Support Adviser



**Connie Elam**Broker Support Adviser