

# Bridging finance, when timing matters

For brokers

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Our fees

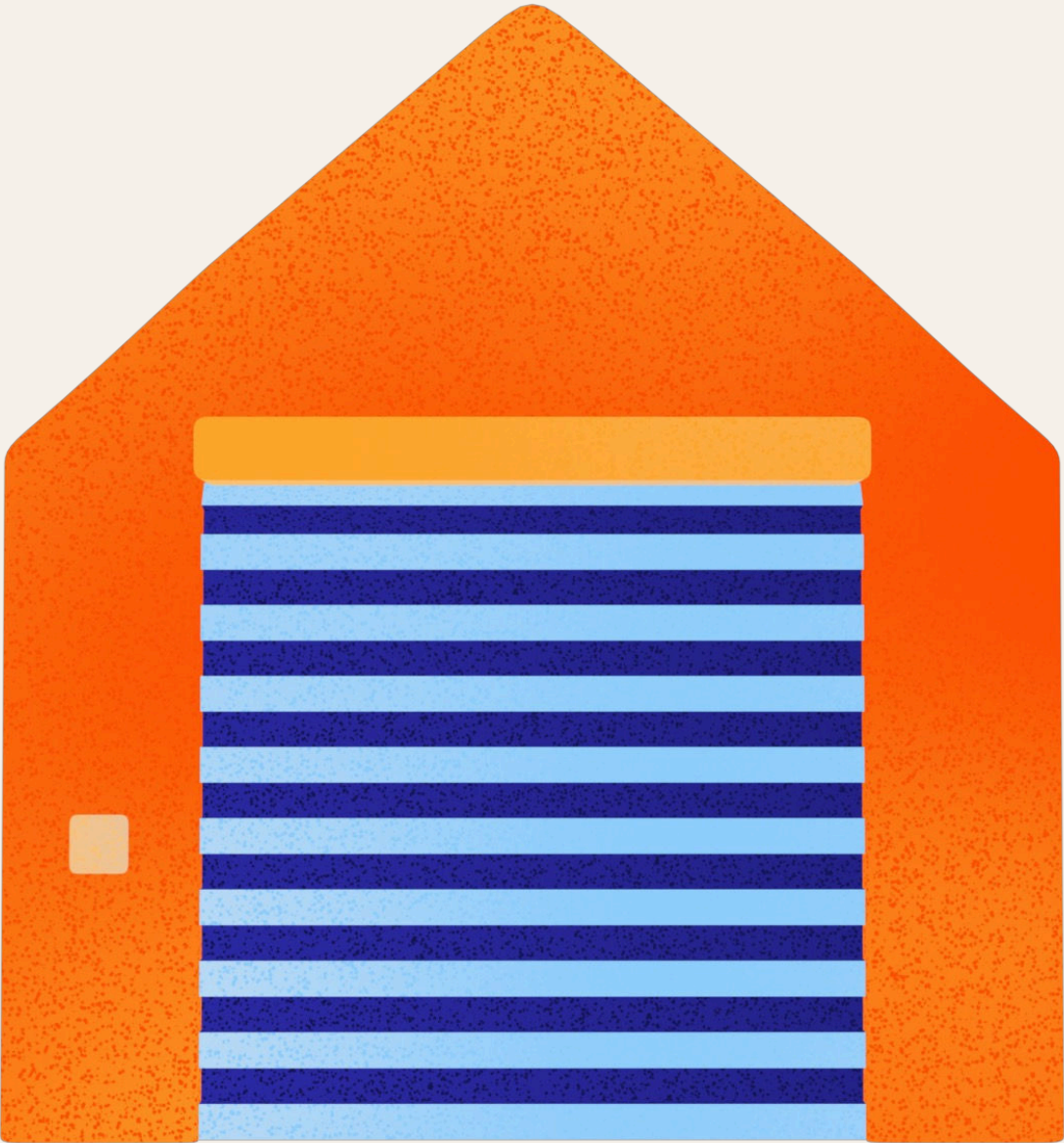
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# Standard bridging rates

## Key criteria

**Loan size:** £150,000 to £10,000,000

**Maximum LTV:** 75% for residential and semi-commercial properties, 70% for commercial

**Term:** Up to 24 months

**Fees:** Arrangement fee of 2%, deducted from advance

**Borrowers:** UK registered limited companies, LLPs, partnerships and sole traders

**Security:** First legal charge over freehold or long leasehold title(s)

**Insurance:** Title insurance and search indemnity applied where possible

**Valuations:** AVMs and desktop valuations available up to 70%

**Interest:** Retained or serviced

Monthly rate	LTV				
	50%	60%	65%	70%	75%
Residential	0.69%	0.72%	0.72%	0.77%	0.82%
Semi-commercial	0.79%	0.79%	0.82%	0.85%	0.91%
Commercial	0.82%	0.82%	0.85%	0.88%	-

Rates are fixed and charged daily in arrears

# Bridge-to-term: Stabiliser

Key lending criteria

**Borrowers:**

UK registered limited companies, LLPs

**Security:**

First legal charge over freehold or long leasehold title(s)

**Insurance:**

Title insurance and search indemnity applied where possible

**Valuations:**

Full RICS valuation at origination

Product criteria

**Loan size:** £250,000 to £5,000,000

**Maximum day 1 LTV:** 70%

**Term:** 7 years, with 2 year refurbishment period and 5 year term period

**Fees:** Arrangement fee of 2%, Trigger fee of 1%

**Interest:** Serviced monthly, with a 6-month rolled interest option

**Repayment type:** OO – part amortisation, CI – interest only or part amortising

**Exit fee:**  
An early repayment charge of 3% is payable at any point other than expiry of the facility

## Stabiliser: commercial

LTV – VP (unrestricted):	Up to 60%	Up to 65%	Up to 70%
Owner-occupier (OO)			
Stabilisation period:	5.73%	6.09%	6.45%
Term period:	2.80%	2.80%	3.15%
Commercial investment (CI)			
Stabilisation period:	5.73%	6.09%	6.45%
Term period:	3.45%	3.45%	3.84%

## Stabiliser: semi-commercial

LTV – VP (unrestricted):	Up to 60%	Up to 65%	Up to 70%
Owner-occupier (OO)			
Stabilisation period:	5.37%	5.73%	6.09%
Term period:	2.30%	2.30%	2.85%
Commercial investment (CI)			
Stabilisation period:	5.73%	6.09%	6.45%
Term period:	2.35%	2.35%	3.20%

# Bridge-to-term: Improver

Key lending criteria

- Borrowers:**

UK registered limited companies, LLPs
- Security:**

First legal charge over freehold or long leasehold title(s)
- Insurance:**

Title insurance and search indemnity applied where possible
- Valuations:**

Full RICS valuation at origination, further RICS valuation at trigger point

Product criteria

- Loan size:** £250,000 to £5,000,000
- Maximum day 1 LTV:** 65%
- Term:** 7 years, with 2 year refurbished period and 5 year term period
- Fees:** arrangement fee of 2.5%, trigger fee of 1%
- Interest:** serviced monthly, with a 12-month rolled interest option
- Repayment type:** OO – part amortisation, CI – interest only or part amortising
- Works:** non-structural, up to 100% of initial valuation

**Maximum LTGDV:** 65%
- Exit fee:**

An early repayment charge of 3% is payable at any point other than expiry of the facility

## Improver: commercial

LTV – VP (unrestricted):	Up to 60%	Up to 65%	Up to 70%
Owner-occupier (OO)			
Improver period:	6.33%	6.69%	-
Term period:	2.80%	2.80%	3.15%
Commercial investment (CI)			
Improver period:	6.33%	6.69%	-
Term period:	3.45%	3.45%	3.84%

## Improver: semi-commercial

LTV – VP (unrestricted):	Up to 60%	Up to 65%	Up to 70%
Owner-occupier (OO)			
Improver period:	5.97%	6.33%	-
Term period:	2.30%	2.30%	3.05%
Commercial investment (CI)			
Improver period:	5.97%	6.33%	-
Term period:	2.10%	2.10%	2.95%



# Refurbishment loans

Key lending criteria

**Borrowers:**

UK registered limited companies, LLPs, partnerships and sole traders

**Security:**

First legal charge over freehold or long leasehold title(s)

**Insurance:**

Title insurance and search indemnity applied where possible

**Valuations:**

Full RICS valuation

**Interest:**

Rolled. Rates are fixed and charged daily in arrears

**Light refurbishment:**

Cost plan limited to 50% open market value (OMV)

**Medium refurbishment:**

Floor area not to increase by more than 25%, a maximum cost plan 100% of open market value (OMV)

Allica Bank funded improvement works

Monthly rates	LTV	
	70%	75%
Light refurbishment	0.93%	0.95%
Medium refurbishment	0.97%	0.99%

Borrower funded improvement works

Monthly rates	Post works LTV
	75%
Light refurbishment	0.93%

Rates are fixed and charged daily in arrears

Product criteria

Loan size: £150,000 to £2,000,000

Maximum day 1 LTV: 75%

Term: 3 to 24 months

Fees: arrangement fee of 2%, exit fee of 1%

Works funded: up to 100%

Maximum LTGDV: 65%

Product criteria

Loan size: £150,000 to £2,000,000

Maximum day 1 LTV: 85%

Maximum post works LTV: 75%

Term: 3 to 24 months

Fees: arrangement fee of 2%

Borrowers: experienced property developers

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