

# Bridging finance, when timing matters

For brokers

**Introducer Portal**

[Visit portal](#)

Our fees

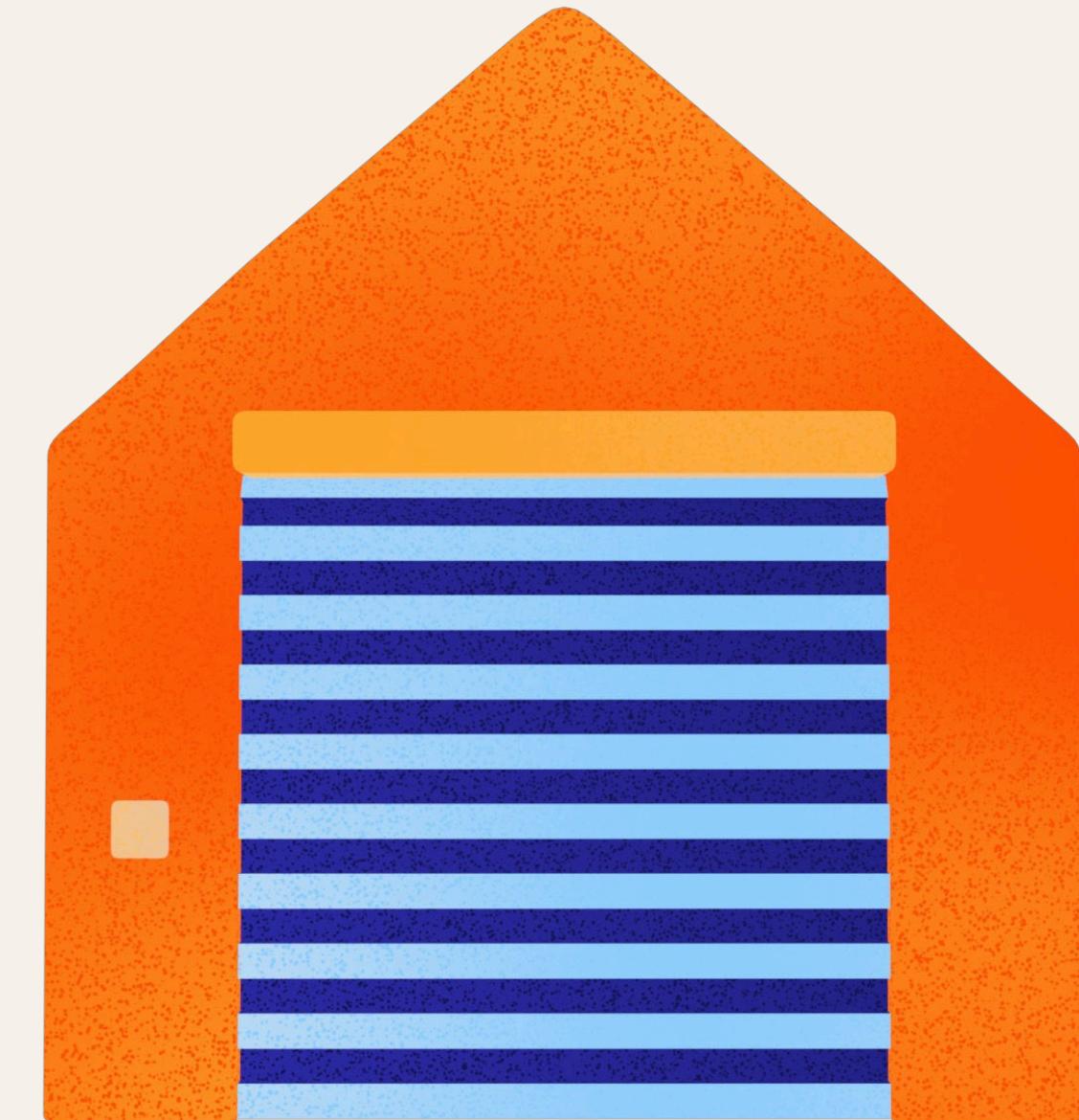
**Tariff of fees**

[See fees](#)

Contact us

**We're here to help**

[Get in touch](#)



# Standard bridging rates

Key criteria
<b>Loan size:</b> £150,000 to £10,000,000
<b>Maximum LTV:</b> 75% for residential and semi-commercial properties, 70% for commercial
<b>Term:</b> Up to 24 months
<b>Fees:</b> Arrangement fee of 2%, deducted from advance
<b>Borrowers:</b> UK registered limited companies, LLPs, partnerships and sole traders
<b>Security:</b> First legal charge over freehold or long leasehold title(s)
<b>Insurance:</b> Title insurance and search indemnity applied where possible
<b>Valuations:</b> AVMs and desktop valuations available up to 70%
<b>Interest:</b> Retained or serviced

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

Rates are fixed and charged daily in arrears

# Bridge-to-term: Stabiliser

Key lending criteria	
<b>Borrowers:</b>	UK registered limited companies, LLPs
<b>Security:</b>	First legal charge over freehold or long leasehold title(s)
<b>Insurance:</b>	Title insurance and search indemnity applied where possible
<b>Valuations:</b>	Full RICS valuation at origination

Product criteria	
<b>Loan size:</b>	£250,000 to £5,000,000
<b>Maximum day 1 LTV:</b>	70%
<b>Term:</b>	7 years, with 2 year refurbishment period and 5 year term period
<b>Fees:</b>	Arrangement fee of 2%, Trigger fee of 1%
<b>Interest:</b>	Serviced monthly, with a 6-month rolled interest option
<b>Repayment type:</b>	OO – part amortisation, CI – interest only or part amortising
<b>Exit fee:</b>	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)			
<b>Stabilisation period:</b>	5.73%	6.09%	6.45%
<b>Term period:</b>	2.80%	2.80%	3.15%
Commercial investment (CI)			
<b>Stabilisation period:</b>	5.73%	6.09%	6.45%
<b>Term period:</b>	3.45%	3.45%	3.84%

## Stabiliser: semi-commercial

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

# Bridge-to-term: Improver

Key lending criteria	
<b>Borrowers:</b>	UK registered limited companies, LLPs
<b>Security:</b>	First legal charge over freehold or long leasehold title(s)
<b>Insurance:</b>	Title insurance and search indemnity applied where possible
<b>Valuations:</b>	Full RICS valuation at origination, further RICS valuation at trigger point

Product criteria	
<b>Loan size:</b>	£250,000 to £5,000,000
<b>Maximum day 1 LTV:</b>	65%
<b>Term:</b>	7 years, with 2 year refurbished period and 5 year term period
<b>Fees:</b>	arrangement fee of 2.5%, trigger fee of 1%
<b>Interest:</b>	serviced monthly, with a 12-month rolled interest option
<b>Repayment type:</b>	OO – part amortisation, CI – interest only or part amortising
<b>Works:</b>	non-structural, up to 100% of initial valuation
<b>Maximum LTGDV:</b>	65%
<b>Exit fee:</b>	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%
<b>Owner-occupier (OO)</b>			
<b>Improver period:</b>	6.33%	6.69%	-
<b>Term period:</b>	2.80%	2.80%	3.15%
<b>Commercial investment (CI)</b>			
<b>Improver period:</b>	6.33%	6.69%	-
<b>Term period:</b>	3.45%	3.45%	3.84%

## Improver: semi-commercial

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

# Refurbishment loans

Key lending criteria	
<b>Borrowers:</b>	UK registered limited companies, LLPs, partnerships and sole traders
<b>Security:</b>	First legal charge over freehold or long leasehold title(s)
<b>Insurance:</b>	Title insurance and search indemnity applied where possible
<b>Valuations:</b>	Full RICS valuation
<b>Interest:</b>	Rolled. Rates are fixed and charged daily in arrears
<b>Light refurbishment:</b>	Cost plan limited to 50% open market value (OMV)
<b>Medium refurbishment:</b>	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%
<b>Light refurbishment</b>	0.93%	0.95%
<b>Medium refurbishment</b>	0.97%	0.99%

## 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%**

## Borrower funded improvement works

Monthly rates	Post works LTV
	75%
<b>Light refurbishment</b>	0.93%

Rates are fixed and charged daily in arrears

## 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**