

Bridging Product Guide

Glenhawk

Residential

A residential bridging loan can help unlock the capital needed right now to secure an investment property. Whether purchasing a buy to let, need help with an auction purchase, or covering a short-term cash shortage, we can help.



LTV	▶	Max 75%
Rates from	▶	0.65% per month
Min Loan	▶	£150,000
Max Single Loan	▶	£5,000,000
Term	▶	3 - 18 months

Commercial

Our bridging loans for **commercial and semi-commercial** properties offer individuals and businesses an alternative funding solution. We can help with acquiring a property, funding redevelopment works, a change of use or raise capital from an existing asset.



LTV	▶	Max 70%
Rates from	▶	0.70% per month
Min Loan	▶	£150,000
Max Single Loan	▶	£5,000,000
Term	▶	3 - 18 months

2nd Charge

A 2nd charge bridging loan allows funds to be raised, without needing to re-mortgage. Ranking behind a 1st charge lender, the funds can provide much needed capital using a home as security.



LTV	▶	Max 70%
Rates from	▶	0.75% per month
Min Loan	▶	£150,000
Max Single Loan	▶	£5,000,000
Term	▶	3 - 18 months

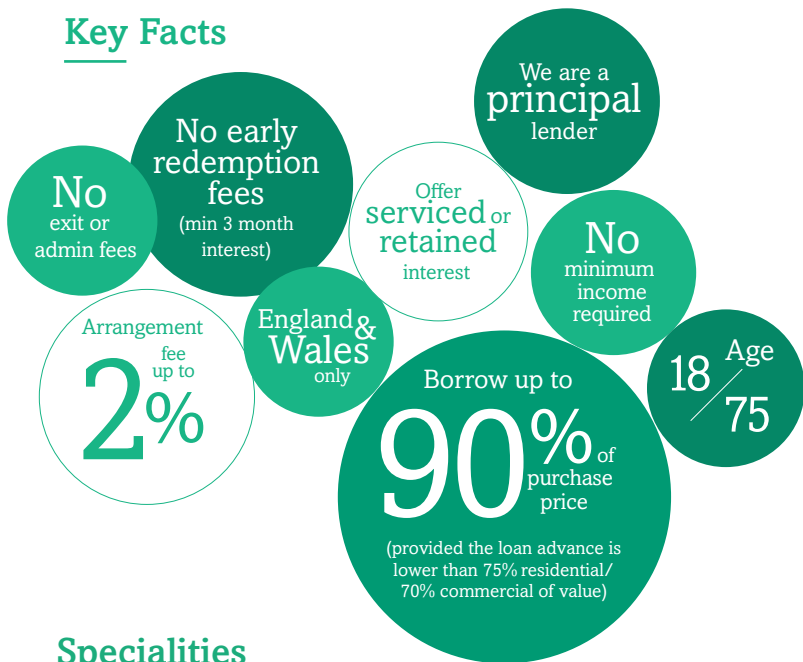
Refurbishment

Our loans can support refurbishment work on any existing structure. It will allow for works to be completed for heavy duty works, inclusive of structural changes and minor development, offering a real chance to get funding just when it is needed.



Day One Advance	▶	Resi max 75% LTV Com max 70% LTV
Refurb Costs	▶	Up to 100% in arrears
LTGDV	▶	Max 65%
Rates from	▶	0.70% per month
Min Loan	▶	£150,000
Max Single Loan	▶	£5,000,000
Term	▶	3 to 18 months

Key Facts



Specialities

- Onshore & offshore trusts
- Probate
- Discounted purchases
- Short leases
- Development exit
- Auction purchases
- Land with full planning
- Light, heavy & change of use refurbishment
- Non UK nationals (UK credit footprint needed)



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