

# Refurbishment Sales Guide



<b>Minimum loan</b>	£150,000 day one
<b>LTV</b>	Up to 70% LTV <b>NET</b> day one + 100% of refurbishment costs
<b>LTGDV</b>	Up to 70%
<b>Monitoring</b>	Light-touch monitoring by an Asset Manager (not a QS)
<b>Loan term</b>	Up to 24 months

<b>Property types</b>	Residential and semi-commercial property Commercial property (if being converted to residential)
<b>Scope of works</b>	Build costs not to exceed £500,000 or 75% of current value (heavier refurbishments acceptable at lower LTGDVs)

## Cases we love to fund

Decorative refurbishments
<ul style="list-style-type: none"> <li>• Poor condition properties</li> <li>• Outdated properties</li> <li>• Auction purchases</li> </ul>

Structural refurbishments
<ul style="list-style-type: none"> <li>• Loft conversions</li> <li>• Rear/side extensions</li> <li>• Both permitted development and planning permission acceptable</li> </ul>

Change of use projects
<ul style="list-style-type: none"> <li>• House to HMO</li> <li>• House to flats</li> <li>• Commercial to residential</li> <li>• Semi-commercial (uppers converted)</li> </ul>

For low LTGDV cases, we can consider deals outside of usual appetite