

# Refurbishment Sales Guide



<b>Minimum loan</b>	£175,000 day one
<b>LTV</b>	Up to 75% 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Outdated properties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