

# Bridging finance

## Bridging finance from £100,000 to £5million

“Fast. Simple. Bridging finance. Tailored to match your needs.”

### Our bridging finance explained

At Saxon Trust we can offer bridging finance to borrowers from £100,000 to £5,000,000 for periods of 3-12 months. Our loans can be used to secure opportunities fast, to bridge the gap in re-financing to a longer-term solution or to allow you to complete a planning application. Our loans are flexible and can usually be structured to fit the opportunity.

### Why use bridging finance?

Bridging finance can give investors and developers the edge over their competitors as it allows them to move quickly and secure opportunities as they arise. Working with an experienced property lender like Saxon Trust means that we consider each deal on its merits and can lend where other lenders may not through lack of understanding or appetite. We also will consider any credit profiles.

Saxon Trust offers bespoke bridging finance across a wide range of properties, sites and to borrowers from an array of backgrounds and histories.

### Our bridging finance criteria

- ✔ Property located in UK (excluding Northern Ireland currently)
- ✔ Residential, mixed-commercial and land
- ✔ We will consider loans for planning gain projects
- ✔ First charge (second charge considered on referral)
- ✔ Up to 75% LTV but we can go up to 100% with additional security
- ✔ UK residents, UK companies, trusts and certain non-residents considered
- ✔ All credit profiles considered

### What is the process?

#### 1. Enquiry

You can enquire by emailing [loans@saxontrust.com](mailto:loans@saxontrust.com) or call **0203 368 6340** and can download our enquiry form on our website at [saxontrust.com/borrow/guides-and-forms](https://saxontrust.com/borrow/guides-and-forms)

#### 2. Full Application

We will then review the enquiry and get in touch, usually within 24 – 48 hours to discuss the enquiry and see if we can move to a full application. If so, we'll require a full application form to be completed which you can also find on our website.

#### 3. Decision in Principle

If the loan meets our requirements, we will issue you with a Decision in Principle straight away based on the information you provide and subject to valuation and further due diligence.

#### 4. Full Credit Review and Valuation

The next stage is for us to conduct our full credit review and for you to pay for our valuation which will allow us to then do our final checks and go through the final credit approval process. We will then submit the loan to our credit committee for final approval.

#### 5. Legals

Once you have received a final decision to lend, we will instruct one of our panel of law firms to draw up and complete the loan documentation. For bridging loans, this process is quick as we take advantage of indemnity insurance rather than conducting searches in most cases.

#### 6. Drawdown

On completion, the funds can then be drawn down and paid to your solicitor.

Tel: **+44 (0)203 368 6340** (Monday - Friday, 9am - 6pm) Email: [loans@saxontrust.com](mailto:loans@saxontrust.com)

### Single point of contact

From project start to finish, you'll have one contact – even if you transition to another loan type.