

Product guide

Bridging finance, when timing matters.

For intermediary use



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Tariff of fees

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Standard bridging rates

Key criteria

Loan size

£150,000 to £10 million

Maximum LTV

75% for residential and semi-commercial properties, 70% for commercial

Term

Up to 24 months

Fees

Arrangement fee of 2%, deducted from advance

Borrowers

UK registered limited companies, LLPs, partnerships and sole traders

Security

First legal charge over freehold or long leasehold title(s)

Insurance

Title insurance and search indemnity applied where possible

Valuations

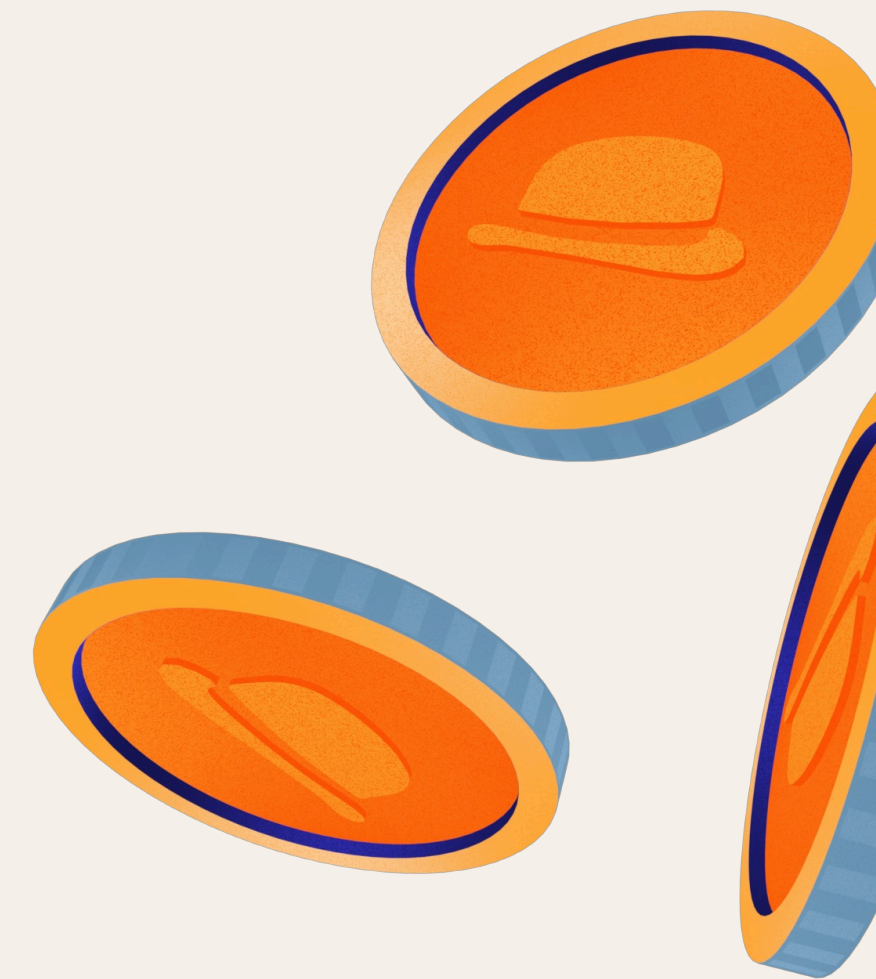
AVMs and desktop valuations available up to 70%

Interest

Retained or serviced

Monthly rate	LTV				
	50%	60%	65%	70%	75%
Residential	0.69%	0.72%	0.72%	0.77%	0.82%
Semi-commercial	0.79%	0.79%	0.82%	0.85%	0.88%
Commercial	0.82%	0.82%	0.85%	0.88%	-

Rates are fixed and charged daily in arrears



Bridge-to-term

Stabiliser

Key lending criteria

Borrowers

UK registered limited companies, LLPs

Security

First legal charge over freehold or long leasehold title(s)

Insurance

Title insurance and search indemnity applied where possible

Valuations

Full RICS valuation at origination

Product criteria

Loan size

£250,000 to £5 million

Maximum day 1 LTV

70%

Term

7 years, with 2 year stabilisation period and 5 year term period

Fees

Arrangement fee of 2%, Trigger fee of 1%

Interest

Serviced monthly, with a 6-month rolled interest option

Repayment type

OO – part amortisation
CI – interest only or part amortising

Exit fee

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)			
Stabilisation period	5.73%	6.09%	6.45%
Term period	2.80%	2.80%	3.15%
Commercial investment (CI)			
Stabilisation period	5.73%	6.09%	6.45%
Term period	3.70%	3.70%	3.90%

Stabiliser: semi-commercial

LTV - VP (unrestricted)	Up to 60%	Up to 65%	Up to 70%
Owner-occupier (OO)			
Stabilisation period	5.37%	5.73%	6.09%
Term period	2.30%	2.30%	3.05%
Commercial investment (CI)			
Stabilisation period	5.37%	5.73%	6.09%
Term period	2.35%	2.35%	3.20%

Bridge-to-term

Improver

Key lending criteria

Borrowers

UK registered limited companies, LLPs

Security

First legal charge over freehold or long leasehold title(s)

Insurance

Title insurance and search indemnity applied where possible

Valuations

Full RICS valuation at origination, further RICS valuation at trigger point

Product criteria

Loan size

£500,000 to £5 million

Maximum day 1 LTV

65%

Term

7 years, with 2 year refurbishment period and 5 year term period

Fees

Arrangement fee of 2.5%
Trigger fee of 1%

Interest

Serviced monthly, with a 12-month rolled interest option

Repayment type

OO – part amortisation
CI – interest only or part amortising

Works

Non structural, up to 100% of initial valuation

Maximum LTGV

65%

Exit fee

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%
Owner-occupier (OO)			
Improver period	6.33%	6.69%	-
Term period	2.80%	2.80%	3.15%
Commercial investment (CI)			
Improver period	6.33%	6.69%	-
Term period	3.70%	3.70%	3.90%

Improver: semi-commercial

LTV - VP (unrestricted)	Up to 60%	Up to 65%	Up to 70%
Owner-occupier (OO)			
Improver period	5.97%	6.33%	-
Term period	2.30%	2.30%	3.05%
Commercial investment (CI)			
Improver period	5.97%	6.33%	-
Term period	2.35%	2.35%	3.20%

Refurbishment loans

Key lending criteria

Borrowers

UK registered limited companies, LLPs, partnerships and sole traders

Security

First legal charge over freehold or long leasehold title(s)

Insurance

Title insurance and search indemnity applied where possible

Valuations

Full RICS valuation

Interest

Rolled. Rates are fixed and charged daily in arrears

Refurbishment type

Light - cost plan limited to 50% open market value (OMV)

Medium - 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%
Light refurbishment	0.93%	0.95%
Medium refurbishment	0.97%	0.99%

Product criteria

Loan size

£150,000 to £2 million

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%
Medium refurbishment	0.93%

Rates are fixed and charged daily in arrears

Product criteria

Loan size

£150,000 to £2 million

Maximum day 1 LTV

85%

Max. post works LTV

75%

Term

3 to 24 months

Fees

Arrangement fee of 2%

Borrowers

Experienced property developers

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