

# Bridging finance, when timing matters

For brokers

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Our fees

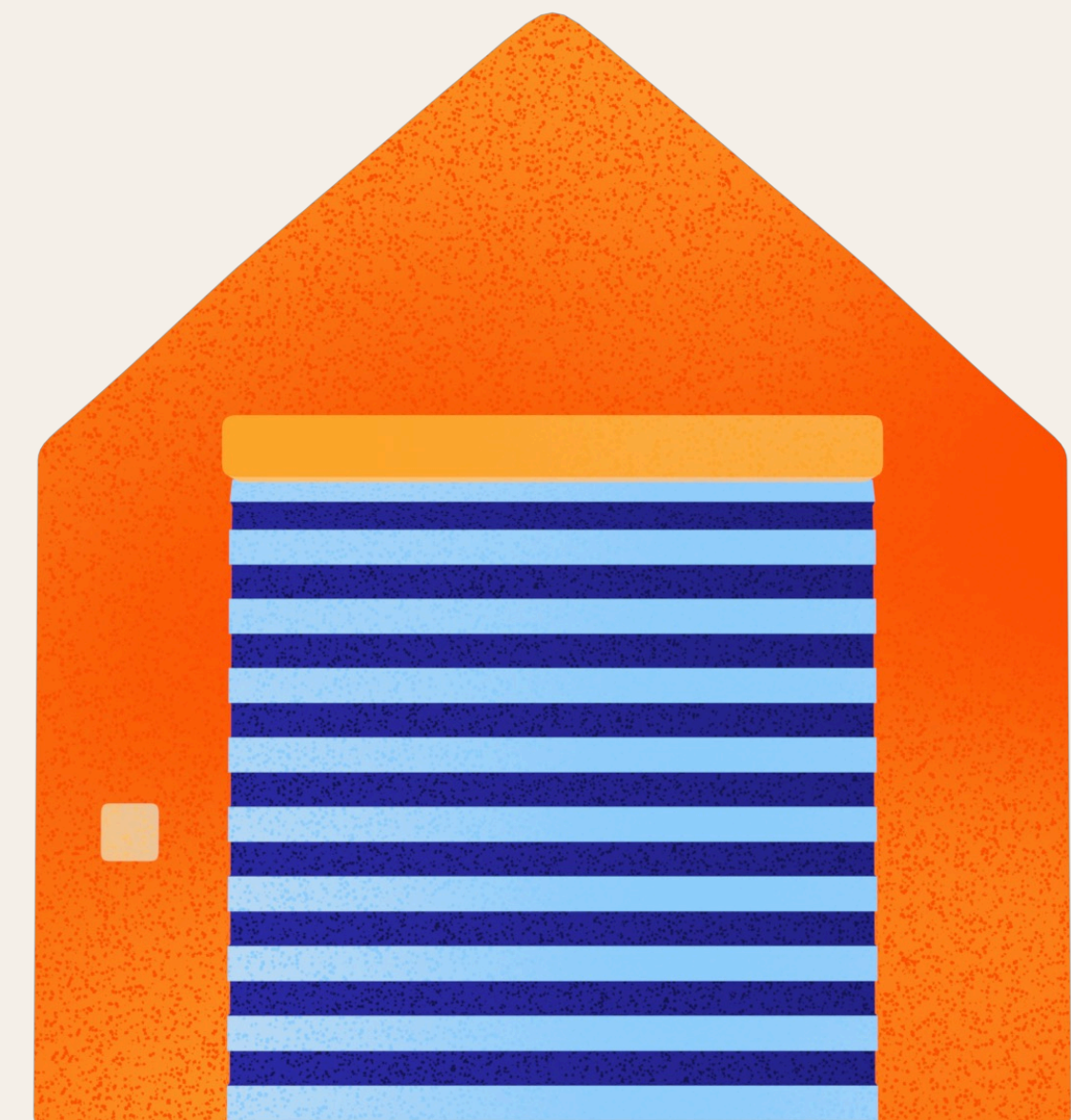
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# Standard bridging rates

## Key criteria

**Loan size:** £150,000 to £10,000,000

**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%
<b>Residential</b>	0.69%	0.72%	0.72%	0.77%	0.82%
<b>Semi-commercial</b>	0.79%	0.79%	0.82%	0.85%	0.91%
<b>Commercial</b>	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 £5,000,000

**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%
<b>Owner-occupier (OO)</b>			
<b>Stabilisation period:</b>	5.73%	6.09%	6.45%
<b>Term period:</b>	2.80%	2.80%	3.15%
<b>Commercial investment (CI)</b>			
<b>Stabilisation period:</b>	5.73%	6.09%	6.45%
<b>Term period:</b>	3.45%	3.45%	3.84%

## Stabiliser: semi-commercial

LTV – VP (unrestricted):	Up to 60%	Up to 65%	Up to 70%
<b>Owner-occupier (OO)</b>			
<b>Stabilisation period:</b>	5.37%	5.73%	6.09%
<b>Term period:</b>	2.30%	2.30%	2.85%
<b>Commercial investment (CI)</b>			
<b>Stabilisation period:</b>	5.73%	6.09%	6.45%
<b>Term period:</b>	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 £5,000,000

**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 LTGDV:** 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%
<b>Owner-occupier (OO)</b>			
Improver period:	6.33%	6.69%	-
Term period:	2.80%	2.80%	3.15%
<b>Commercial investment (CI)</b>			
Improver period:	6.33%	6.69%	-
Term period:	3.45%	3.45%	3.84%

## Improver: semi-commercial

LTV – VP (unrestricted):	Up to 60%	Up to 65%	Up to 70%
<b>Owner-occupier (OO)</b>			
Improver period:	5.97%	6.33%	-
Term period:	2.30%	2.30%	3.05%
<b>Commercial investment (CI)</b>			
Improver period:	5.97%	6.33%	-
Term period:	2.10%	2.10%	2.95%

# 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

### Light refurbishment:

Cost plan limited to 50% open market value (OMV)

### Medium refurbishment:

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

### Product criteria

Loan size: £150,000 to £2,000,000

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%
Light refurbishment	0.93%

Rates are fixed and charged daily in arrears

### Product criteria

Loan size: £150,000 to £2,000,000

Maximum day 1 LTV: 85%

Maximum post works LTV: 75%

Term: 3 to 24 months

Fees: arrangement fee of 2%

Borrowers: experienced property developers

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