

The logo consists of a white square containing the text 'TUSCAN CAPITAL' in a dark teal color. 'TUSCAN' is in a smaller, all-caps sans-serif font, and 'CAPITAL' is in a larger, bold, all-caps sans-serif font.

TUSCAN
CAPITAL

TUSCAN CAPITAL

PRODUCT GUIDE









RESIDENTIAL BRIDGING FAST TRACK PROCESS

LTV	≤60%	≤65%	≤70%	≤75%
Rate (pcm)	0.64%	0.69%	0.75%	0.79%

Outline Criteria

- Terms from 3-24 months.
- £100,000 - £10,000,000.
- Mixed Use properties (up to 50% commercial) acceptable.
- Available to private individuals and corporate entities.
- Foreign nationals and off-shore limited companies considered.
- No exit cost or early redemption fees.

Fast Track Process Highlights

-  Credit approved term sheets issued within 4 hours of enquiry.
-  AVM, short form, and desktop valuations can be considered.
-  Easy to use KYC electronic app.
-  Title Insurance and search indemnity can be used to avoid delays.
-  No PG required up to 65% LTV.
-  Legal documents can be executed remotely using video technology.
-  Asset based underwriting approach.
-  Common sense / logic check for the exit strategy.

Funding Types

ACQUISITION
/ AUCTION
PURCHASES

REFINANCE

EQUITY
RELEASE

LIGHT
REFURB
& EXIT

DEVELOPMENT
EXIT

BTL
PORTFOLIOS

Tuscan Capital Offices



London
london@tuscancapital.co.uk
0207 846 9030

Birmingham
birmingham@tuscancapital.co.uk
0121 517 0384

Manchester
manchester@tuscancapital.co.uk
0161 7061 064









REFURBISHMENT BRIDGING FAST TRACK OFFER PROCESS

LTV Day 1	≤60%	≤65%	≤70%	≤75%
Rate (pcm)	0.85%	0.89%	0.95%	0.99%

Outline Criteria

- Terms from 3-24 months.
- Loan sizes of £100,000 - £10,000,000.
- Available to private individuals and corporate entities.
- Foreign nationals and off-shore limited companies considered.
- No exit cost or early redemption fees.

Fast Track Offer Requirements

-  Credit approved term sheets issued within 4 hours of enquiry.
-  Full address of the property / site.
-  Purchase Price / Current Market Value.
-  Cost Plan.
-  Estimated GDV.
-  Planning status.
-  Brief outline of the proposed scheme.
-  Borrower / Developer Experience.

Key Features

Acquisition /
refinance
and 100%
refurbishment
costs funded

Only charge the
borrower for the
funds used

Efficient
drawdown
process

Wide range of
asset classes
considered
for residential
conversion

Light to heavy
refurbishment
considered

Competitive
asset manager
costs

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manchester@tuscancapital.co.uk
0161 7061 064

Commercial

Funding Acquisition, Refinance and Equity Release.

LTV Day 1	≤55%	≤60%	≤65%	≤70%
Rate (pcm)	0.80%	0.83%	0.85%	0.90%

Outline Criteria

- Terms from 3-24 months
- Loan sizes of £100,000 - £5,000,000
- Available to private individuals and corporate entities
- Foreign nationals and off-shore limited companies considered.
- No exit cost or early redemption fees

Property Types

Commercial investments and owner-occupied property

Retail units and office buildings

Industrial premises and warehouses

HMO Finance

Funding the Complete Customer Journey. Purchase, Refurbishment and Stabilise.

LTV Day 1	≤60%	≤65%	≤70%	≤75%
Rate (pcm)	0.70%	0.75%	0.79%	0.85%

Outline Criteria

- Terms from 3-24 months
- Loan sizes of £100,000 - £5,000,000
- Available to private individuals and corporate entities
- Foreign nationals and off-shore limited companies considered.
- No exit cost or early redemption fees

Funding Types

Acquisition

Auction purchase

Refurbishment

Planning amendments

Stabilise income streams

2-3 year stabiliser facility available once project is completed

Adverse Credit

Leverage and pricing to be agreed on a deal by deal basis.

Outline Criteria

- Available to be considered on residential and commercial opportunities.
- Maximum CCJ of £5,000 in the past 24 months, settled.
- Can consider up to 2 missed mortgage payment in the last 24 months but none in the last 6 months.
- Missed payments can be considered

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