



TUSCAN CAPITAL

PRODUCT GUIDE

RESIDENTIAL BRIDGING FAST TRACK OFFER

TUSCAN
CAPITAL









LTV	Up to 75%
Variable Rate	Pricing from 0.53% +BBR*
Fixed Rate	Pricing from 0.99%

*BBR is Bank of England Base Rate at the prevailing rate, expressed monthly.

Outline Criteria

- Terms from 3-24 months.
- Loan sizes of £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.
-  AVMs 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

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REFURBISHMENT & COMMERCIAL BRIDGING

FAST TRACK OFFER PROCESS

Refurbishment Finance

Acquisition / Refinance and 100% Refurbishment Costs Funded.

LTV/LTGDV








70%/65%

Variable Rate

Pricing from 0.48%
+BBR*

*BBR is Bank of England Base Rate at the prevailing rate, expressed monthly.

Fast Track Refurbishment Offer Requirements

-  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.

Outline Criteria

- Terms from 3-18 months.
- Loan sizes of £100,000 - £1,000,000*.
- Available to private individuals and corporate entities.
- Foreign nationals and off-shore limited companies considered.
- No early redemption fees.
- HMO Finance available to fund the complete customer journey. Purchase, refurbishment and stabilise.
- Adverse Credit can be considered.

*Larger by exception.

Key Features

Credit approved
term sheets issued
within 4 hours of
enquiry.

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

Commercial

Funding Acquisition, Refinance and Equity Release.

LTV

Up to 65%

Variable Rate

Pricing from 0.71%
+BBR*

*BBR is Bank of England Base Rate at the prevailing rate, expressed monthly.

Property Types

Commercial
investments and
owner-occupied
property

Retail units and
office buildings

Industrial
premises and
warehouses

NACFB
HELPING FUND UK BUSINESS

astl the association of
short term lenders

FIBA | Partner

The Passage
Everyone deserves a place to call home