



TUSCAN CAPITAL

PRODUCT GUIDE

RESIDENTIAL BRIDGING

FAST TRACK OFFER









LTV	≤60%	≤65%	≤70%	≤75%
Variable Rate	0.53% +BBR*	0.57% +BBR*	0.61% +BBR*	0.67% +BBR*
Fixed Rate	0.83%	0.89%	0.95%	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

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 & COMMERCIAL BRIDGING

FAST TRACK OFFER PROCESS

Refurbishment Finance

Acquisition / Refinance and 100% Refurbishment Costs Funded.

LTV / LTGDV	≤65%/≤65%
Variable Rate	0.79% +BBR*
Fixed Rate	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.
- Available to private individuals and corporate entities.
- Foreign nationals and off-shore limited companies considered.
- No exit cost or early redemption fees.
- HMO Finance available to fund the complete customer journey. Purchase, refurbishment and stabilise.
- Adverse Credit can be considered.








Commercial

Funding Acquisition, Refinance and Equity Release.

LTV	≤65%
Variable Rate	0.79% +BBR*
Fixed Rate	0.99%

*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.

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

Property Types

Commercial investments and owner-occupied property

Retail units and office buildings

Industrial premises and warehouses

