



Recognise  
Bank



RECOGNISING YOUR PROPERTY LENDING NEEDS

# Bridging product guide

# Bridging Loan

	Residential	Commercial
Loan Amount	£250K - £10M	£250K - £7.5M
Max LTV	Up to <b>75%*</b>	Up to <b>70%*</b>
Interest Rate	Fixed rates from <b>0.79% per month*</b> Margins from 4.75% for Base Rate linked loans	Fixed rates from <b>0.84% per month*</b> Margins from 5.25% for Base Rate linked loans
Loan Term	Up to <b>24 Months</b>	Up to <b>24 Months</b>
Arrangement Fee	Up to <b>2%</b> of the gross loan amount, from which any procurement fee will be paid to the Broker	
Exit Fee	<b>1%</b> payable where the exit is through sale or external refinance.	

\*All enquiries will be assessed on a case-by-case basis by the Business Development and Credit Underwriting teams to determine both leverage and pricing. The interest rates are indicative of the typical pricing range. We aim to provide a credit reviewed Heads of Terms within 48 hours of receipt of the required information.

## Required Documents

### For Heads of Terms:

- Information about the Borrower, the Property and a transaction overview, including borrowing requirements and proposed exit strategy
- Any current/historic credit issues should be highlighted at an early stage

### For Full Application:

- Recognise Bank Borrower Application Form
- Minimum 2 Years Full Financial Accounts
- Management Information, where relevant
- 6 Months' business and personal bank statements -copies or through the provision of Open Banking
- Recognise Asset & Liabilities/Income & Expenditure Form
- I.D. & Proof of Address (certified by the broker or other official)

## Key Lending Criteria

### Purpose

Purchase or refinance of Residential & Commercial Property (including light refurbishment) and Land in England, Wales or Scotland.

### Entities

Sole Traders, Partnerships, Limited Companies, PLCs, LLPs, Trusts that are registered and based in the UK.

### Affordability

Assessment of Bridging Loan repayment is focused on a clear exit position, property security value and personal recourse to the borrower's available assets.

### Primary Security

First Legal charge over Property, Debenture over assets and Personal Guarantees (if Limited Company Borrower).

### Credit Profile

No Bankruptcy, CVA or IVA within 3 years.

### Exclusions

Subordinated or Mezzanine Debt Lending, Regulated Lending, and non UK domiciled counterparties.

### Title Indemnity Insurance

We will consider title indemnity insurance on all bridging transactions

### Interest Servicing

We will usually request interest is deducted from the gross loan at drawdown, but in certain circumstances will allow a Borrower to service interest monthly by direct debit.



# Recognise Bank

Thank you for considering Recognise Bank's property lending products. We look forward to supporting both you and your clients.

[www.recognisebank.co.uk](http://www.recognisebank.co.uk)

"Excellent" Rating



This lending product guide and any Heads of Terms issued by Recognise Bank Limited do not constitute an offer or commitment to provide finance. An offer to provide finance can only be made following a credit approval and compliance with regulatory requirements for customer adoption and money laundering purposes.

Recognise Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Recognise Bank Limited is on the Financial Services Register under reference number 849404. Registered in England and Wales (number 10603119). Registered Office/Head Office: Second Floor, Augustine House, 6A Austin Friars, London, EC2N 2HA.

Loan facilities offered by Recognise Bank Limited are non-regulated contracts under The Financial Services and Markets (Regulated Activities) Order 2001 and the Financial Services and Markets Mortgage Credit Directive Order 2015. Your property is at risk if you fail to make payments on a mortgage contract.

Property Product Guide/Recognise Lending/Sep23.