

**Blackfinch Property**

# Asset-backed Loans for Buy-to-Let investors

## Our Typical Lending Criteria

- Borrowers should ideally be experienced landlords
- Lending to limited companies and limited liability partnerships (LLPs) only
- Multi-unit freeholds considered up to a maximum of ten units per address
- House in multiple occupation (HMOs) considered if only one tenancy agreement
- No minimum income requirement where there are tenancy agreements in place
- No requirement to have previously held a residential mortgage
- We take a first charge over the property
- Maximum of ten units per borrower
- Loan sizes £0.5-7.5m with high amounts considered under the commercial term loan
- Geographical coverage across the UK
- Units in lettable condition
- All loans are on fixed rates with no ERCs (early redemption charges) just a minimum interest period of 3 months
- Minimum EPC rating of C preferable, but we will consider EPC's of D

## Get In Touch With The Team

 01452 717989 [www.blackfinchproperty.com](http://www.blackfinchproperty.com) [propertyenquiries@blackfinch.com](mailto:propertyenquiries@blackfinch.com)

## Important Information

Blackfinch Property is the trading name of Origin Investments Ltd (Reg No 05598455)  
Lyell Trading Ltd (Reg No 08747022) and Henslow Trading Ltd (Reg No 08703770)

## About Blackfinch Property



We have a flexible and pragmatic 'risk-based' approach to lending throughout the project lifecycle



Dedicated investment manager from enquiry to redemption



Specialist in-house Legal Team to fast-track transactions



Building lasting relationships with new developers and brokers



Offering competitive rates



Fully funded lender with discretionary capital



Fixed interest rates

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# Commercial Term Loan

## Our Typical Lending Criteria

- Borrowers should have a strong financial history
- Completion of satisfactory due diligence including a red book valuation report and report on title
- We take a first charge over the property
- Loan term typically up to 2 years but with additional 1 year extensions at the borrower's option
- Loan amounts typically £1m to £25m
- Loan to value typically no more than 70%
- Loans are generally to be fully serviced by the asset's net income with a preferable Interest Cover Ratio (ICR) of 1.25x
- Geographical coverage across the UK
- Lending against both residential and commercial property. Generally to be stabilised and leased assets.
- Personal or corporate guarantees required

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# Development Loans

## Our Typical Lending Criteria

- Borrowers should ideally be established developers with a strong financial history
- Completion of satisfactory due diligence including a red book valuation report, report on title and an independent monitoring surveyor report
- We take a first charge over the property
- Third party main contractor or self-build with sufficient experience and assets considered
- Development should be low risk in terms of use, valuation and exit
- Loan term typically from 9 to 30 months, but we will consider outside this range
- Loan amounts typically £1m to £25m
- Loan to value typically no more than 70%
- Loan to cost typically no more than 85%
- Geographical coverage across the UK
- Lending against both residential and commercial property
- Personal or corporate guarantees required

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# Bridging Loan

## Our Typical Lending Criteria

- Borrowers should have a strong financial history
- Completion of satisfactory due diligence including a red book valuation report and report on title
- We take a first charge over the property
- Asset should be low risk in terms of use, valuation and exit
- Consider land loans with planning or existing use value, and exit bridges
- Loan term typically up to 2 years
- Loan amounts typically £1m to £25m
- Loan to value typically no more than 70%
- Interest can either be serviced or rolled-up into the loan
- Geographical coverage across the UK
- Lending against both residential and commercial property
- Personal or corporate guarantees required

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