



TIUTA

## DAYLIGHTbridge...

Available when – both Bridging Loan and remortgage, to repay Bridging Loan, take place on the same working day

Up to 100% of the remortgage offer available

Tiuta's facility fee: 1.5% of loan amount

Broker commission: % set at broker's discretion

**PRODUCT GUIDE – BRIDGING LOANS**

**DUE TO THE NATURE OF A CLOSED BRIDGE PRODUCT  
– WE ONLY REQUIRE A ONE PAGE COMPLETED & SIGNED APPLICATION FORM**

**We require the following from the applicant's solicitor prior to completion:**

- 1 Certified ID – the person certifying the documents must be a solicitor with a current practising certificate – acceptable to Tiuta
- 2 Signed irrevocable instructions to give undertaking
- 3 Signed solicitors undertaking
- 4 Legal charge – executed and held at Tiuta's order (pending redemption)
- 5 Facility letter – signed by the applicant
- 6 Equifax / Experian report for each applicant
- 7 Copy of the existing valuation report addressed to the refinancing lender
- 8 Copy of the signed mortgage offer from the refinancing lender
- 9 Tiuta's legal department to be satisfied with the legal title
- 10 Copy of the building's insurance
- 11 Report on Title to the Mortgagee in respect of the refinance

### **Loans to Limited Companies:**

We require all of the above, plus a Company Search and Resolution of Borrowing

**FEES** NO ADDITIONAL FEES OR CHARGES – no administration fee or legal fees are required

TIUTA  
T 0870 777 7205  
WWW.TIUTAPLC.COM

21 ELY PLACE, LONDON, EC1N 6TD T 0870 777 7205 F 0870 777 7204 WWW.TIUTAPLC.COM ENQUIRIES@TIUTAPLC.COM

Tiuta PLC is Authorised and Regulated by the Financial Services Authority for the conduct of regulated mortgage business in the UK.



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

astl  
member