



TIUTA

## SUSPENSIONbridge...

Minimum loan £30,000 – maximum loan £700,000

Minimum term 1 month – maximum term 12 months (renewable, subject to status)

**NO EARLY EXIT FEES OR REDEMPTION PENALTIES**

Tiuta's facility fee: 2% of loan amount

Broker commission: % set at broker's discretion

**Up to 50% LTV – open market value**

**1<sup>st</sup> Charge - From 0.95% pcm**

**2<sup>nd</sup> Charge – From 1.45% pcm**

PRODUCT GUIDE – BRIDGING LOANS

**FEES** Legal fee: £850  
Administration fee: £350 – deducted from the advance upon completion

### Product Features:

- Max facility £700k
- Interest is calculated daily, added to the loan monthly and paid on redemption
- Max LTV 50%
- Applicants to have minimum net assets of £500k
- Applicants can ring up and arrange for funds to be sent within one hour's notice (providing within cut off time) – funds to be sent direct to applicant upon receiving written instructions
- Multiple draw downs and redemptions are allowed provided the facility limit is not breached
- Applicants must have clean credit within the last 12 months

### Additional Product Charges and Conditions:

- Non-utilisation fee: 0.45% for 1<sup>st</sup> charges and 0.75% for 2<sup>nd</sup> charges, calculated daily, added to the loan monthly, paid on redemption
- Telegraphic Transfer Fees: £50 per transaction
- Total facility fee deducted from the loan
- Facility Renewal Fee: 1%
- Max term 12 months
- Secured on Residential or Buy to Let properties

THIS PRODUCT GUIDE IS FOR REFERENCE ONLY  
EACH CASE IS DECIDED UPON ITS OWN MERITS ON A CASE-BY-CASE BASIS  
SUSPENSION BRIDGE IS AVAILABLE FOR PROPERTY IN ENGLAND AND WALES. IT IS NOT AVAILABLE TO LIMITED COMPANIES.

- **INTEREST RATES MAY VARY SUBJECT TO STATUS**

TIUTA

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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

