



TIUTA

## UNDERbridge...

Minimum loan £30,000

Minimum term 1 month – maximum term 7 months

**NO EARLY EXIT FEES OR REDEMPTION PENALTIES**

Tiuta's facility fee: 1% of loan amount charged and retained by Tiuta

Broker commission: % set at broker's discretion

### LOANS

**Up to 70% LTV – open market value**

(gross loan not to exceed 100% of the purchase price)

**From 1.45% pcm**

### LARGE LOANS

**£500,000 – £1,000,000**

65% LTV – open market value

**From 1.45% pcm**

**£1,000,001 – £1,500,000**

55% LTV – open market value

**From 1.7% pcm**

**£1,500,000 +**

40% LTV – open market value

**From 1.7% pcm**

Interest for the term of the loan will be deducted from the gross loan (unless underwriting affordability is satisfied). If interest is to be paid monthly and the affordability is satisfied, the gross loan may not exceed 95% of the purchase price.

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

PRODUCT GUIDE – BRIDGING LOANS

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





TIUTA

**REQUIREMENTS – The Following Stipulations Apply:**

- 1 Non regulated only
- 2 Certified ID – the person certifying the documents must be a solicitor with a current practising certificate – acceptable to Tiuta
- 3 Full up-to-date CAIS Equifax / Experian report for each applicant
- 4 Tiuta's legal department to be satisfied with the legal title
- 5 Must be England and Wales only
- 6 Must fit Tiuta's underwriting rental calculation
- 7 Bankruptcy insolvency indemnity – where applicable
- 8 LTV is based on open market value and not purchase price
- 9 All loans are subject to Tiuta's internal inspection
- 10 Applicant to pay for valuer up front – the valuer will be selected from our panel of approved valuers  
The report to include current valuation, rental valuation, refurbishment costing, GDV once works complete and projected rental figures & valuation report addressed to Tiuta
- 11 A valid and genuine reason for discount. Must be credible and evidence provided if required
- 12 All Transactions are to be at arms length
- 13 Confirmation of the purchase price is required

**LENDING CRITERIA – Unacceptable Security:**

- Land with or without planning permission
- New Build Property
- Commercial Property
- Ex-Local Authority (except houses and flats in conversions or small blocks where it can be demonstrated that more than 70% of the building has been purchased privately)
- Concrete construction or 100% Timber construction
- Steel frame construction (except new build properties)
- Properties with restrictions regarding occupancy e.g. retirement flats etc.
- Determined as unacceptable security by the appointed valuer
- Less than 10 years old without NHBC / Zurich Municipal guarantees or architect's certificate
- Not wholly owned by the borrower (shared ownership)
- Mobile homes / house boats / caravans
- Freehold flats or maisonettes
- Food premises or flats above or adjacent to food premises
- Agricultural

**PRODUCT GUIDE – BRIDGING LOANS**

THIS PRODUCT GUIDE IS FOR REFERENCE ONLY  
EACH CASE IS DECIDED UPON ITS OWN MERITS ON A CASE-BY-CASE BASIS

- **INTEREST RATES MAY VARY SUBJECT TO STATUS**
- **THE LOAN TERM CANNOT BE EXTENDED BEYOND 7 MONTHS**
- **WE LEND ON PROPERTY IN ENGLAND AND WALES.**

TIUTA

(V13) 01:12:09)

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

