




Are you looking to buy a property and need to arrange the finance quickly?

If the answer is 'yes', then we could help you to make the dream a reality through a special type of short-term finance: bridging finance.

Bridging finance (also known as a bridging loan) can be thought of as a very short term mortgage in that they are designed to last between 1 to 12 months and can be arranged very quickly (in some instances in a matter of hours), ensuring that your dream property isn't snapped up by somebody else.

Is bridging finance right for me?

Bridging finance could be a very good solution if you are dealing with any of the following scenarios:

<p>1</p>  <p>You have a tight deadline to meet</p> <p>Bridging by design is a fast and flexible solution and can complete in as little as 48 hours.</p>	<p>2</p>  <p>You need a temporary financial solution</p> <p>If a deal is at risk of collapse, sometimes all that's needed is a short-term solution.</p>	<p>3</p>  <p>You have adverse factors affecting affordability</p> <p>Bridging loans can be completed often without, affordability or credit histories as stopping factors.</p>
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How does a bridging loan work?

It's very easy to arrange a bridging loan and much simpler than a traditional mortgage. For example, some bridging lenders don't access your credit score (and refuse to lend if you've had credit problems in the past).

We will be able to talk through the details with you but simply put, you will need to put down a deposit (or have equity in the property if you are refinancing) however some lenders will accept equity from other property to help reduce the cash deposit needed. Fees will usually be charged by the lender when the loan starts, and interest will apply while you are borrowing the funds.

Once you have found an 'exit strategy' (that is a way to repay the bridging loan – such as a traditional mortgage), you can then use this money to repay the bridging loan in full.

How can a bridging loan help me?

Bridging loans have become extremely popular in recent years as the high street banks and building societies have tightened their lending criteria, making it sometimes impossible for some borrowers to get onto the property ladder or to move up it.

A bridging loan can be used to ensure that you don't miss out on buying your dream home and while they were considered a last resort a few years ago, new lenders have now entered the market, driving down both interest rates and costs – making them a cost-effective, short-term way to purchase property.

Bridging finance was originally created to bridge the gap between selling your home and buying a new one, however bridging can now help raise finance against a property for a variety of reasons:

- **You're buying a property and the buyer of your existing home has pulled out or the chain has broken.**
- **You've found a great deal or a rare opportunity and you need to close quickly.**
- **You're buying a property at auction and need to pay for it within the 28-day deadline.**
- **You are buying a property that needs refurbishment but can't obtain a traditional mortgage to fund it.**

You don't have to miss out on buying your dream property.

Call us today to talk about bridging finance or any other aspect of property finance.



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

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