



Fast and flexible short term **Commercial Property Bridge Loans** up to 18 months, on a retained interest basis.

What is a Bridge Loan?

A Bridge Loan is a short term loan used to purchase or refinance a property prior to a sale or longer term finance being in place.

Why use a Bridge Loan?

A Bridge Loan can be used to quickly purchase a property (such as an auction purchase) or for a property where there is currently no income.

Our Bridge Lending Criteria

- ✓ Loans from £350k to £5m
- ✓ Up to 18 month term
- ✓ Up to 75% LTV
- ✓ Rates from 0.75% a month
- ✓ Properties in England & Wales
- ✓ Limited Companies & Personal Borrowers

Why use Proplend?

- ✓ Specialist commercial property Lender
- ✓ Commercial approach to underwriting
- ✓ Direct access to underwriters
- ✓ Bridge Loan & VAT Loan Combo
- ✓ We always provide a quick response

Our process is quick and simple

1. Initial Enquiry

Email borrower@proplend.com or call 0203 637 8418.

2. Terms Issued within 24 hours

Simple application process, we are very customer focussed.

3. Next step

We collate all supporting information and instruct the valuation.

4. Legals

Our appointed Lawyers will complete the required documentation.

5. Drawdown

Once approved, the funds will be sent to your solicitors.

Please note, we do not offer any Residential Development Loans.

