

# Property Development Finance

At Saffron for Intermediaries, we offer tailored funding solutions for a variety of property development schemes including heavy refurbishment, conversions and new-build schemes.



## Funding Structure

- Lending Range - £500k - £3m. Strong proposals between £3m - £5m will be considered by exception
- Competitive deal bespoke pricing
- Max LTGDV 65%
- Max 65% LTV Day 1 Funding
- 12-24 month term facility offered
- 1% arrangement fee (1% introducer fee may also be charged)
- Lending available at the lower of 65% LTGDV or 80% of costs (including interest)
- Up to 1% exit fee applicable
- Consider projects in England and Wales

## Required for Development Finance

- Developer experience required (less experience considered providing strong business plan in place)
- 1st charge security and other construction documents
- Personal guarantees for borrowing within Limited Companies
- Freehold or leasehold security
- Society appointed QS required for the monitoring of the development and to certify the release of the development funds.
- Realistic and demonstrable exit strategy

## How we work

- ▶ We take the time to understand the detail of your business and provide ongoing advice, guidance and support throughout the development process, including visits to the site
- ▶ We are committed to developing a partnership with you to ensure the best possible outcome with respect to overall success and profitability of this project and any future projects we may work together on

## Contact us

If you would like to discuss your project further, please contact:

**Your BDM** directly

**Our IST team** on **01799 582925** or **ist@saffronbs.co.uk**

**Lee Williams**, National Sales Manager on **07890 896712** or  
**lee.williams@saffronbs.co.uk**

We'll be happy to go through your project details with you and provide an evaluation on your finance options.