

At Tiuta, our bridging finance products are lent on an Open Market Value (OMV) basis, as opposed to purchase price, so we can offer up to a 100% funding on our 75% Loan-to-Value (LTV) bridging products. Plus with no maximum loan size, options for standard and non-standard borrowers, and no early exit fees or redemption penalties Tiuta can provide bespoke solutions to your short term financial needs. For a decision in principle call **0870 777 7205** or visit **www.tiutapl.com**.



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**PRODUCT GUIDE 31.01.2011 – BRIDGING LOANS**

**RESIDENTIAL BRIDGING**

<b>Broker Commission</b>	% set at Broker's discretion	
<b>Product type</b>	Regulated and non-regulated products available	
<b>Locations</b>	England and Wales only	
<b>Max LTV*</b>	Up to 75% Up to 85% for a closed bridge only *LTV is based upon Open Market Value (OMV)	
<b>Max Loan Size</b>	No maximum loan size	
<b>Min Loan Size</b>	£30,000	
<b>Interest rate <sup>1</sup> / **:</b>	< 50% LTV (OMV)	From 0.95% PCM
	51 – 60% LTV (OMV)	From 1.25% PCM
	61 – 70% LTV (OMV)	From 1.45% PCM
	Up to 75% LTV (OMV)	From 1.65% PCM
	Up to 85% LTV (OMV) <b>for closed bridge only</b>	From 1.00% PCM



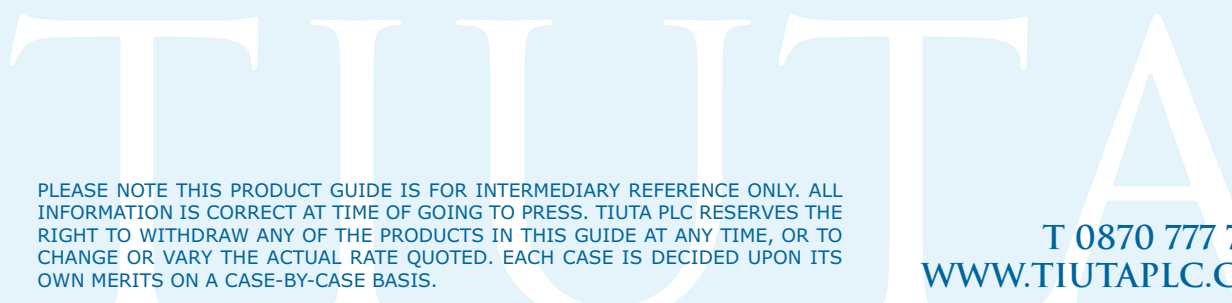
<sup>1</sup> Where there is a discount greater than 20% of the property's open market value (OMV) interest rates from 1.45%

\*\* For central London properties and loans greater than £500,000 interest rates and fees subject to negotiation

<b>Loan Term</b>	Minimum 1 month, maximum 12 months NB: the loan term cannot exceed 12 months	
<b>Fees</b>	Administration Fee	£495 – deducted from the advance upon completion
	Legal fee	£495 (For offshore applications – legal fees by negotiation)
	Tiuta Facility Fee	1% of loan amount
	<b>NO EARLY EXIT FEES OR REDEMPTION PENALTIES</b>	

**Niche Residential Bridging Opportunities**

- Loans to Limited Companies – up to 70% LTV
- Mixed residential and commercial – up to 60% LTV (OMV)
- Houses of Multiple Occupation (HMO) – up to 60% LTV (OMV) with demonstrated exit route
- Land with planning – up to 60% LTV. For development or refurbishment finance please enquire
- Refinancing existing bridging finance – subject to negotiation and status
- **Facilities for non-standard borrowers available – please enquire**



PLEASE NOTE THIS PRODUCT GUIDE IS FOR INTERMEDIARY REFERENCE ONLY. ALL INFORMATION IS CORRECT AT TIME OF GOING TO PRESS. TIUTA PLC RESERVES THE RIGHT TO WITHDRAW ANY OF THE PRODUCTS IN THIS GUIDE AT ANY TIME, OR TO CHANGE OR VARY THE ACTUAL RATE QUOTED. EACH CASE IS DECIDED UPON ITS OWN MERITS ON A CASE-BY-CASE BASIS.

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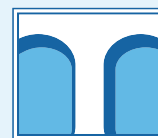
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Tiuta PLC is Authorised and Regulated by the Financial Services Authority for the conduct of regulated mortgage business in the U.K.



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





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**LONDON CRITERIA EXCLUSIVE 31.01.2011  
1ST CHARGE RESIDENTIAL BRIDGING**

## RESIDENTIAL BRIDGING - CRITERIA ENHANCEMENT

<b>Broker Commission</b>	% set at Broker's discretion
<b>Product type</b>	Regulated and non-regulated products available
<b>Loan Size &amp; LTV*</b>	- Up to 70% LTV (OMV) for loans ≤ £650,000 - Up to 50% LTV (OMV) for loans £650,001 - £1m *LTV is based upon Open Market Value (OMV)
<b>Min Loan Size</b>	£30,000
<b>Loan Term</b>	Minimum 1 month, maximum 7 months
<b>Fees</b>	Administration Fee £495 – deducted from the advance upon completion Legal fee £495 (For offshore applications – legal fees by negotiation) Tiuta Facility Fee 1% of loan amount NO EARLY EXIT FEES OR REDEMPTION PENALTIES
<b>Locations</b>	Property within M25 area only
<b>Property type</b>	Residential BTL and owner occupied
<b>Rate</b>	0.89% PCM
<b>Max Age</b>	65 years
<b>Credit</b>	Clean credit history required
<b>Min Lease Term</b>	60 years remaining
<b>Limited Co's</b>	UK Limited Companies – restricted to max 65% LTV Offshore Companies will be considered on a case by case basis
<b>Under Value purchase</b>	Up to 20% discount with a valid reason for the discount (auction, possession etc.)
<b>Refurbishment works</b>	- Up to 65% LTV (OMV) if condition of property is currently unmortgageable (i.e. requires kitchen / bathroom etc.)  Acceptable if client is providing their own funds for the work. Properties requiring planning and/or an add-on not considered.  Require proof of client funds to carry out the refurbishment, schedule of works and estimate of timings; plus the valuer to provide current value and value after works figures.
<b>Freehold blocks</b>	Willing to lend on freehold block of flats under one Title or freehold blocks with separate leases. In either scenario, valuation to be on the basis of a freehold block and value if separate leases created.

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