

BRIDGING MADE SIMPLE



TELEPHONE
01724 865577

www.hfbridging.co.uk



Introduction to HFBS

With the avalanche of new short term lenders entering the market within the last 10 years you may be surprised to know that Holme Finance Bridging Solutions (HFBS) has been a leading provider of bridging loans for over 20 years! HFBS manages a portfolio of small 'in house' lenders, wholly privately funded, underwritten, completed and collected 'in house'. We have no bank/hedge fund or other commercial funding therefore allowing us to offer the simplest and quickest solution in the market.

Our ethos is simplicity. Most bridging loan lenders evolve systems to handle the most complex of bridging enquiries and, no matter how simple an application, apply the same processes to every case. We make no apology for dealing only with the simpler cases and handling those as they should be handled, quickly and with the minimum of documentation.

All cases are agreed day one and, subject to the initial information provided being confirmed, we GUARANTEE to complete.

So what are the the biggest differences?

1. The most immediate difference you will notice is the fact we DO NOT require solicitors to act for us or the client in most cases. This saves significant time and cost, so much so that we regularly complete advances in less than 5 working days (see "How we work").
2. Our products are so simple we can offer cost effective, profitable loans from just £5,000 !
3. Our criteria are not fixed in stone. We can take an individual approach to every case and have no minimum valuation or maximum age restrictions.
4. All enquiries are taken by a senior director or underwriter day one and agreed immediately.

In short we aim to make arranging a bridging loan the simplest thing you do today.

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How we work

We pride ourselves on doing things in a unique way and as such our process, whilst very simple, is different to what you may be used too. Here is our step by step guide to how we work...

- Step 1** Call/email/fax or complete our online enquiry form (we are happy to accept any application form at enquiry stage).
- Step 2** We will agree and provide you with indicative terms immediately if called or within 1 hour of a fax/email or online enquiry.
- Step 3** If your client wishes to proceed we will call them, as the lender, to confirm the terms and procedure. This call is necessary as the client will not be legally represented. However, the client remains yours and we will make clear that we only provide information on the advance. Any further advice can only be provided by you.
- Step 4** We carry out land searches, valuation comparison and credit searches within the hour.
- Step 5** We issue contracts direct from our office. The valuation, if required, is instructed the same day.
- Step 6** We visit the client to complete documents (No solicitors are required in most cases).
- Step 7** We transfer the client's funds and pay you the same day!

Typical completion for a none regulated contract is 5 working days!!!!

We believe our biggest advantage is our ability to be flexible - this includes our procedures. Whilst we will always insist on early contact with the client and witnessing their mortgage deed, if you wish to be more involved we are happy to accommodate that within our system, just ask!

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Products

	HFBS 1	HFBS 2
LOAN AMOUNT	£50 - £300,000	£5 - £49,999
LTV (O.M.V.)	65%	70%
TERM	3 - 18 months ⁺	3 - 18 months ⁺
RATE	0.95% - 1.5%*	1.25 - 2%
CHARGE	1st or 2nd	1st, 2nd or 3rd
ALLOWANCE BROKER FEE	Up to 10% maximum £7,500	Up to 15% maximum £7,500

⁺ maximum term 12 months when securing on a clients own home'

* 0.95% applies to residential buy to let property rates for commercial ,semi-commercial and land start at 1.1% mth

Additional things you should know...

SECURITY

We generally consider 1st, 2nd and 3rd charges on residential owner occupied and investment property. However, we will consider land, commercial and semi-commercial, on an individual basis. We do not lend on 'ground up' development but will consider heavy refurbishment and top ups to complete builds. We lend in England and Wales and have no geographical bias for the South East.

VALUATION

We have no minimum valuation, however, we may restrict LTV on lower value properties. In many cases, to keep your client's costs to a minimum, we will consider using existing valuations (completed within the last 12 months), estate agent sales particulars, automated valuations or our own visual inspection. However, where a valuation is required, this will be charged at cost.

LEGAL FEES

We are the ONLY bridging lender that completes the majority of cases with NO requirement for solicitors on either side. We charge a flat rate of £1,295 for handling legals 'in house'.

MAXIMUM AGE

We have no maximum age though applicants over 70 years of age may need independent legal advice.

EARLY REPAYMENT CHARGES

In the event of early settlement we will calculate interest to the next payment due date plus one month. A mortgage discharge fee of £150 applies on all redemptions.

AFFORDABILITY

We do not generally require any evidence of income though this will be considered if the client is relying upon refinance to repay us. We simply require a reasonable exit strategy.

BORROWER

In order to avoid the use of solicitors we lend to individuals only. We do not lend to limited companies, trusts or other corporate bodies.

REGULATION

We consider all applications which meet the definition of an 'exempt' agreement. We cannot consider advances regulated by the FSMA or CCA.

INTEREST

Interest can be serviced or 'rolled up' depending on the client's preference. Part redemptions during the course of the agreement are accepted without penalty. We do not retain interest.

ADVERSE CREDIT

We will consider all adverse credit except outstanding bankruptcies.

CURRENT MORTGAGEES

We will lend behind any recognised first mortgage lender but not private charges. Where consent is refused we will consider lending on an agreed notice (without consent).

DEFAULT RATES

We do not charge any additional rate on term expiry. The contractual rate continues to apply.

Loan Criteria



Our fees

With advances starting at just £5,000 our fee structure is tiered to reflect the fact that smaller advances often involve similar amounts of work whilst offering considerably less return.

Lender Product Fees

ADVANCE	FEE
£5,000 - £49,999	4%
£50,000 - £79,999	3%
£80,000 +	2%

In addition, in all cases an additional £1,295 flat charge for legals will apply.

These charges are added to the client's nett advance requirements, reflected on the day 1 offer, and attract interest at the contractual rate. Fees are deducted on release of the advance and are NOT payable if a case is cancelled prior to completion.

Valuation Fee Scale

In many cases we will not require a valuation. However, where this is required, the following scale applies to all standard residential property.

STANDARD RESIDENTIAL	FEE	HMO/MBU	FEE
Up to £200,000	£325	Up to £200,000	£549
£200,001 - £400,000	£395	£200,001 - £400,000	£699
£400,001 - £600,000	£675	£400,001 - £600,000	£849
£600,001 - £1,000,000	£1,095	£600,001 - £1,000,000	£1199

Fees on properties in excess of £1,000,000 available on application.

'Drive By Valuations' may be accepted for certain property types and are usually charged at £249 up to £500,000 in estimated value or at £299 between £500,001 and £1,000,000 in estimated value.

All valuation fees are paid once the client confirms acceptance to our terms and are NON REFUNDABLE once instructed.

Valuation fees for commercial, semi-commercial, land and other non standard securities will be advised on an individual basis.

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If you want to enquire about a bridging loan or require any further information about our services then please telephone

01724 865577

or contact any of the following individual specialists...

NEW ENQUIRIES...

Mr Ian Broadbent (Director)

E: ian@hfbridging.co.uk **M:** 07903 588394

Mr David Broadbent (Director)

E: david@hfbridging.co.uk

Mr Daniel Yendall-Collings (Senior Underwriter)

E: dan@hfbridging.co.uk **M:** 07903 652115

CASE UPDATES/PROCESSING ENQUIRIES...

Mrs Caroline Burgess (Senior Administrator)

E: caroline@hfbridging.co.uk

POST COMPLETION ENQUIRIES...

Mrs Debbie Bee (Senior Accounts Manager)

E: debbie@hfbridging.co.uk

COMMISSION ENQUIRIES...

Mr Ian Broadbent

E: ian@hfbridging.co.uk

GENERAL ENQUIRIES...

HFBS Bridging Solutions, Wensley House, 28 Hebden Road,
Scunthorpe, North Lincolnshire DN15 8DT

T: 01724 865577 **F:** 01724 858159 **DX:** 14706 Scunthorpe

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Contact us

