

## COMMERCIAL LOANS

### Fast track Bridging Loans

At Crown Choice Finance (CCF) Ltd, we offer a one-of-a-kind and extremely specialist-lending facility for business owners and individuals who need fast access to finances. Our standard fast track bridging loans generally complete in 4 – 7 business days. Fast Track Bridging Loans make use of a completely varied approach to short-term financing solutions:

- Most of our advances between £25,000 – £100,000
- 1<sup>st</sup> & 2<sup>nd</sup> Charges on any given legal title.
- We accept adverse status and we generally lend against 70% Loan-To-Value (LTV) of the Open Market.
- We can assist you even if you do not have any income proof or have defaults, County Court Judgements (CCJs) or Bankruptcy.
- Rates: 1.25 – 3% pcm

### Secured Bridging Loans

With a secured bridging loan, borrowers can get funding for any commercial/ Business requirement by utilising their property in the form of collateral. At CCF Ltd we provide the client with secured bridging loan funds for their specific commercial/business situation. Generally, secured bridging loans are paid back every month and can be availed for any amount and on terms of up to a period of 2 years.

#### Criteria for Secured Bridging Loans

- A month to 2 years
- Fixed rates available
- £25,000 – £500,000
- Arrears, defaults, bankruptcy, CCJs accepted
- Maximum 70% LTV for adverse credit applicants and self-certification and applicants who are employed
- Finances made available in as little as 4 days, based on status
- Secured bridge loans for private individuals, partnerships, limited companies and sole traders
- Rates: 1.25 – 3% pcm

### Property Bridging Loans (not primary residence)

A property bridging loan offers the client a short-term financing solution in situations where fast action is essential. CCF Ltd is able to give the client immediate answers based upon the information provided. CCF Ltd is also highly skilled in looking beyond the surface details. Helping our client secure access to a property bridging loan even if they are self-employed or have past credit problems relating to CCJ's, defaults, arrears, IVA's and discharged bankrupts.

### **Property bridging loans can be used for:**

- Purchase of property (not for primary residence or for the clients family)
- Auction purchases
- Repossession (either avoidance or purchase from foreclosing authorities Not for primary residence).
- Legal transactions
- Working capital

### **Commercial and residential property as well as building plots and land can secure property bridging loans.**

Funds will be available within 3 to 7 working days provided sufficient security is offered.

We provide short-term property bridging loans for all types of applicants regardless of status.

Property bridging loans are a popular funding solution to secure auction properties.

### **Our Criteria for Property Bridging Loans**

- £25,000 to £1 million
- 1 to 12 months
- Rates from 1.25% – 5% pcm
- up to 70% LTV
- Bridging loans arranged for – Sole Traders, Limited Companies, Partnerships and private individuals
- Funds available within 3-7 working days
- Full status and non-status
- CCJs, defaults, arrears, bankruptcy all accepted
- Interest roll-up schemes available
- Once you have received your funds we will assist you in arranging your exit from the bridging finance by way of a re-finance

### **Reasons for using Property Bridging Loans**

- Fast completion on property purchases
- Auction purchases
- Stop repossessions
- Rapid cash flow
- Working capital

### **Auction Finance**

CCF Ltd are specialists in arranging fast and efficient bridging loan facilities designed specifically for properties that are purchased through auction.

We have a unique process in the industry for property auction buying, by way of our 'pre auction comfort' whereby we will carry out early stage legal work and desk top valuation – giving the client more confidence when bidding on their desired lots.

CCF Ltd will also provide our existing clients with our auction hotline which will allow the client to contact us during the auction, our experienced decision maker will give the client an immediate decision in principle, again giving the client the ability to bid confident in the knowledge that they can secure the right funding fast to adhere to strict auction house rules.

Whether the client have a good, bad, poor, indifferent or adverse credit history, all loans are secured on the equity built up in the property that the client wants to use as security, meaning a higher chance of immediate acceptance whilst the client are sat in the auction room.

**CCF can arrange property auction finance for the following;**

- Bridging finance for all auction purchases
- Land with or without planning permission
- Buy to Let
- Commercial investments including hotels, offices, shops etc.
- Clients with Poor credit, defaults or CCJ's
- Renovation and new build projects
- Light or heavy refurbishments
- Up to 70% LTV
- Interest and fee roll up option
- Rates from 1.25% – 5% pcm

**Development Finance**

**Development finance and loans are provided for property developers and private builders for the purpose of refurbishment, conversion or new build.**

With access to funding in the UK and Europe, CCF are experts in property and the development finance arena offering a fast, flexible and extremely reliable service.

Our CCF property development loan specialists have extensive knowledge in this marketplace. CCF will secure the best possible development finance terms currently available obtaining up to 65% of the GDV or Build Costs

**Development finance projects can be split into three categories:**

**1) Property Refurbishment Development Finance**

A property refurbishment project would involve the purchase of a property and straightforward refurbishment. Typically these projects have a fast turn around.

**2) Property Conversion Development Finance**

Property conversion projects would involve more substantial work such as an extension, conversion of an existing property into flats, or some other structural re-modelling. This type of property conversion will almost always involve planning consent, building control and sub-contractors.

### **3) Property Development Finance**

Experienced property professionals will take on new build property development. The site may be purchased with either full or outline planning permission, which means that cash can be committed to these projects for long periods.

#### **Development Finance is available for the following:**

- Auction purchases
- Commercial developments
- Conversions
- Residential developments (not for main Residence)
- Residential refurbishments (Not for main Residence)

#### **Our Criteria for a property development loan:**

£0 - £1,000,000

Terms from 1 to 24 months

65% of build/development cost available

Interest roll up

Rates from 1.25 – 5% pcm

Contact Info

CCF Ltd

72b George Lane, South Woodford

London

E18 1JJ

Tel: 02035516141