

FAIR VALUE ASSESSMENT FORM

PRODUCT NAME	INFORMATION SHEET PRODUCED
Regulated Bridging Loans	31st July 2023
	Effective date 31st July 2023
	Next review date 31st July 2024

OUR APPROACH TO MEETING THE PRODUCTS & SERVICES OUTCOME AND PRICE & VALUE OUTCOME – INFORMATION FOR DISTRIBUTORS OF THE PRODUCT.

This summary document is being provided to you to fulfil our responsibilities under PRIN 2A.4.15R and PRIN 2A.3.12 R (2). It is designed to support you to comply with your responsibilities under PRIN 2A.3.16 R and PRIN 2A.4.16 R. Please note that you are ultimately responsible for meeting your obligations under 'The Consumer Duty'. This information is intended for intermediary use only and should not be provided to customers.

1. SUMMARY OF OUR ASSESSMENT

We have assessed that:

- Our Regulated Bridge product range continues to meet the needs, characteristics, and objectives of customers in the identified target market.
- The intended distribution strategy remains appropriate for the target market.
- The product provides fair value to customers in the target market (i.e. the total benefits are proportionate to total costs).

2. PRODUCT CHARACTERISTICS & BENEFITS

The products are designed to meet the needs of the target group requiring a Regulated Bridge product. The product features and criteria are designed to support these needs.

- Roll up or deducted interest facility
- Fixed or 12 month term
- Minimum loan size £50k
- Non-standard properties accepted
- RICS valuation accepted
- No exit fees on 12 month products
- Lender legal fees at cost
- No affordability assessment required

Full eligibility criteria can be accessed on our intermediary website via the link below:

www.bridgingfinance-solutions.co.uk

Enquiries: 0151 639 7554 or email: sales@bridgingfinance-solutions.co.uk | bridgingfinance-solutions.co.uk

make it happen

Bridging Finance Solutions Group Ltd. is a member of the Association of Short Term Lenders setting standards within the short term finance sector. Registered with the Office of Fair Trading under Money Laundering Regulations 2007. Ref: 7345

BFS Home Loans are authorised and regulated by the Financial Conduct Authority in respect of Regulated Mortgage Contracts No. 563325

3. TARGET MARKET ASSESSMENT AND DISTRIBUTION STRATEGY

This target market assessment matrix segments the target customers for the product, recognising their different needs to enable you to tailor the services you provide when you distribute the product.

CUSTOMER CIRCUMSTANCES	DISTRIBUTION STRATEGY	CUSTOMER NEEDS & OBJECTIVES
Applicants looking to purchase a property to live in.	Available through FCA authorised Intermediaries, Direct and Online channels.	<ul style="list-style-type: none"> To support customers seeking to complete quickly. To purchase a property at auction with the intention to live there. Auction rules generally require completion with 28 days of sale. The exit would be remortgage. To purchase a property that is non-standard in construction. To support customers not wanting to commit to additional monthly payments before exiting the bridge.
Applicants looking to raise funds by way of a bridge on a property they intend to sell, to help fund a new purchase.	Available through FCA authorised Intermediaries, Direct and Online channels.	<ul style="list-style-type: none"> To support customers seeking to complete quickly. To support customers looking to chain break. To raise funds on existing property that is marketed. The exit would be the sale of that property. To raise funds on a property that is non-standard in construction. To support customers not wanting to commit to additional monthly payments before exiting the bridge.
Applicants looking to raise funds for home improvements.	Available through FCA authorised Intermediaries, Direct and Online channels.	<ul style="list-style-type: none"> To support customers seeking to complete quickly. To raise funds for home improvements with the intention to sell the property after the work is complete. To raise funds on a property that is non-standard in construction. To support customers not wanting to commit to additional monthly payments before exiting the bridge.
Applicants looking to cross charge against multiple securities.	Available through FCA authorised Intermediaries, Direct and Online channels.	<ul style="list-style-type: none"> To support customers seeking to complete quickly. To support customers looking to raise funds on their existing security and new purchase. To support customers not wanting to commit to additional monthly payments before exiting the bridge.

The Product is not designed for customers who:

- Are Non-UK residents
- Have more than 2 Demerits
- Require debt consolidation
- Require a loan amount under £50k
- Require refinance of an existing bridge
- Require funds for transfer of equity
- Require funds for business purposes

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4. CUSTOMERS WITH CHARACTERISTICS OF VULNERABILITY

The product is designed for customer requiring a Regulated Bridge loan, which is likely to include some customers with characteristics of vulnerability or who will experience vulnerability over time.

BFS recognises that some customers we come into contact with will be vulnerable in the context of how we interact with them because of their personal circumstances. As a provider of secured lending, we have a duty and obligation to make sure that all of our work is consistent with our purpose and that we make reasonable adjustments and put in place appropriate support mechanisms to ensure our vulnerable customers receive positive outcomes and receive consistently fair treatment.

In order to achieve this, we are committed to:

- Ensuring colleagues have the right skills and capability to recognise and respond to the needs of vulnerable customers.
- Responding to customer needs through product design, flexible customer service provision and communications to deliver good customer outcomes.
- Monitoring and assessing whether we are meeting and responding to the needs of vulnerable customers and making improvements where this is not happening.

Intermediaries should continue to comply with your obligations to ensure that you treat customers in vulnerable circumstances fairly. Please contact us if you need any further information about how we support the needs of all our customers in relation to the product.

5. OUR ASSESSMENT OF VALUE

We have developed a comprehensive and robust assessment process which evaluates several aspects of our business to determine the value of our mortgage product. This analysis is used to ascertain whether the product delivers fair value for customers.

Our product governance process requires a full review of all our products at least annually ensuring we consider the target market, distribution strategy, remuneration, marketing, product information, product performance, product design and feedback from distributors and customers.

The outcomes of the assessment process allows for challenge and further investigation before we sign-off the outcomes and share the summary of our assessment with you.

BENEFITS	PRICE	COST	LIMITATIONS
<p>The product supports a customer base requiring finance within the specialist lending sector by allowing criteria not accepted by high street mortgage lenders.</p>	<p>Policies in place to ensure products are priced fairly, in comparison to competitors and assessed regularly. The policies ensure the approach when pricing decisions are made are consistent and compliant.</p> <p>When determining price we consider rate, customer risk profile, a reasonable pre-estimate of early redemption and longer term economic and financial assumptions.</p> <p>An overall cost comparison detailing the Annual Percentage Rate of Charge is available for customers explaining how pricing affects their payments.</p>	<p>Our policies are designed to ensure customers are charged fees that are a fair reflection of the market and our cost to do business. Our costs include;</p> <p>Cost of funds - reflects our cost to acquire funds to lend.</p> <p>Cost to sell – reflects cost to sell products and includes broker commission and advertising.</p> <p>Cost to process – reflects the cost to process and underwrite applications.</p> <p>Cost to service – reflects cost to maintain and support customers throughout the course of their loan.</p>	<p>This product is not suited to customers who fall outside the target market for this product.</p>

RESULTS OF OUR ASSESSMENT

Our assessment concluded that the product continues to deliver fair value for customers in the target market for the product.