



BridgingFinance Solutions make it happen

Product Guide 2025

Regulated and Non-Regulated Loans



The background is a solid teal color. It features several large, overlapping circles in a slightly darker shade of teal. One circle is prominent in the upper right, another in the center, and a third in the lower left. The text "make it happen" is written in a white, casual script font, centered horizontally and partially overlapping the central circle.

make it happen



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ABOUT US

Bridging Finance Solutions Group is a premier independent finance house, providing fast bridging loans and development finance to individuals, investors, property developers, professional advisors and intermediaries across England, Wales & Scotland.

We are a principal lender which means we are 100% privately funded and have the freedom and flexibility to make decisions without the restrictions placed by third parties so if you're looking for fast finance, nobody does it faster. Every case that we deal with is assessed on its own merits with a pragmatic and entrepreneurial approach. The flexibility and speed of a personal service ensures that a large percentage of our business comes from returning clients.



1 HOUR
RESPONSE
TIME

7 DAY
LOAN
COMPLETIONS



FLEXIBILITY

We will always look to lend, regardless of the complexity of the case.



EXPERTISE

With over 19 years in the market, we know specialist lending inside out.



RELIABILITY

When we say yes, we mean it. There's no backing out of an agreed deal here.



SPEED

We work to the client's timescales, so they don't lose their opportunity.



TRANSPARENCY

Underwriting from day one means we can be truly transparent on rates and fees upfront.



SIMPLICITY

We aim to make the process as simple as possible for client and broker alike.

PRODUCT RATES

Bridging Finance Solutions is a market-leading, award-winning lender providing a wide range of competitive and reliable short-term loans. We utilise innovative technology, backed up by a dedicated and experienced team, to support brokers and direct clients.



FAST TRACK
Streamlined service
by dedicated team



DEDICATED LEGAL REPRESENTATION
Experienced & Commercial



BESPOKE UNDERWRITING
With a Personal Service



UP TO 70% LTV
Loan to open market
value



BROKER PORTAL
Self service for instant
mortgage illustration + ESIS



BIOMETRIC ID
Fast and secure ID
verification & Open Banking

KEY PRODUCTS AT A GLANCE

Product		1st charge rates	Fast Track	Key features	Page
Regulated	Owner Occupier Purchase, Release of Equity, Refurbishment	From 0.99% pm	<input type="checkbox"/>	Up to 70% LTV / 7 Day Completions	10
	Residential Self Build for Owner Occupation	From 1.25% pm	<input type="checkbox"/>	Up to 65% GDV / 100% of Build Cost Funded, No Exit Fee	10
Non-Regulated	Investment Purchase, Refinance or Release of Equity	From 0.99% pm	<input type="checkbox"/>	Up to 70% LTV / 7 Day Completions	10
	Investment Light Refurbishment	From 0.99% pm	<input type="checkbox"/>	Refurbishment with Maximum 4 Drawdowns	12
	Investment Semi-Commercial	From 1.25% pm	<input type="checkbox"/>	65% LTV up to £1m, No Exit Fee	13
	Developments and Conversions	From 1.25% pm	<input type="checkbox"/>	Up to 65% GDV/100% of Build Cost Funded (with 3 plus Drawdowns)	14
	HMO Purchase	From 1.25% pm	<input type="checkbox"/>	Up to 70% of Bricks & Mortar Valuation, No Exit Fee	14

1. All rates are subject to Credit Approval
2. Maximum Loan to Value is based on OPEN MARKET VALUE not 180 Day
3. Interest is calculated daily not monthly
4. Second Charge Security is accepted as makeweight to a principal loan to 60% LTV
5. Interest may be deducted or serviced
6. Borrower Type : Individual and Corporate
7. Minimum Arrangement Fee : £995

8. 100% Construction costs, fees and interest in Development Product
9. For clients with impaired credit the above rates may increase by up to 0.25% pcm
10. Light Refurbishment is restricted to a minimum of £25K and a maximum of £100K refurbishment costs, which must only be non-structural works.
11. Adverse credit considered where exit is sale
12. Nationality – UK Nationals or a passport holder of any country in the EEA, the Channel Islands, Switzerland, USA, Canada, Australia or New Zealand. Residency – UK Nationals can be resident outside of the UK. Non-UK Nationals need to reside in the UK and evidence their right to reside in the UK.

FIXED RATE 6 MONTH PRODUCTS

	REGULATED MORTGAGE CONTRACTS		NON - REGULATED MORTGAGE CONTRACTS				
	Owner Occupier Purchase, Release of Equity, Refurbishment	Residential Self Build for Owner Occupation	Investment Purchase, Refinance or Release of Equity	Investment Light Refurbishment	Investment Semi- Commercial	Developments and Conversions	HMO Purchase
Interest Rate	0.99%	1.25%	0.99%	0.99%	1.25%	1.25%	1.25%
Max LTV Open Market	70%	65% GDV	70%	70%	65%	GDV 65%	70%
Min. Loan	£50,000	£100,000	£50,000	£50,000	£100,000	£100,000	£100,000
Max Loan	£3m	£2m	£3m	£3m	£1m	£5m	£1m
Charge Type	1st	1st	1st	1st	1st	1st	1st
Min. Term	1 Month	1 Month	1 Month	1 Month	1 Month	1 Month	1 Month
Max Term	6 Months	6 Months	6 Months	6 Months	6 Months	6 Months	6 Months
Application Fee	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Arrangement Fee	2%	2%	2%	2%	2%	2%	2%
Broker Fee	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion
Proc Fee (paid from arrangement fee)	1%	1%	1%	1%	1%	1%	1%
Exit Fee	1%	Nil	1%	1%	Nil	Nil	Nil

What Defines a Regulated Mortgage Contract? >

**FIXED RATE
12 MONTH
PRODUCTS**

	REGULATED MORTGAGE CONTRACTS		NON-REGULATED MORTGAGE CONTRACTS				
	Owner Occupier Purchase, Release of Equity, Refurbishment	Residential Self Build for Owner Occupation	Investment Purchase, Refinance or Release of Equity	Investment Light Refurbishment	Investment Semi- Commercial	Developments and Conversions	HMO Purchase
Interest Rate : <50% LTV	1.15%	1.25%	1.15%	1.15%	1.25%	1.25%	1.25%
Interest Rate : <70% LTV	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Max LTV Open Market	70%	65% GDV	70%	70%	65%	65% GDV	70%
Min. Loan	£50,000	£100,000	£50,000	£50,000	£100,000	£100,000	£100,000
Max Loan	£3m	£2m	£3m	£3m	£1m	£5m	£1m
Charge Type	1st	1st	1st	1st	1st	1st	1st
Min. Term	1 Month	1 Month	1 Month	1 Month	1 Month	1 Month	1 Month
Max Term	12 Months	12 Months	12 Months	24 Months	12 Months	24 Months	12 Months
Application Fee	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Arrangement Fee	2%	2%	2%	2%	2%	2%	2%
Broker Fee	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion	At Brokers Discretion
Proc Fee (paid from arrangement fee)	1%	1%	1%	1%	1%	1%	1%
Exit Fee	Nil	Nil	Nil	Nil	Nil	Nil	Nil

What Defines a Regulated Mortgage Contract? >

HOW WE OPERATE

We operate with a common-sense approach to each and every case. We therefore assess each case on its own merit, rather than using tick box criteria - always looking for ways to say yes. We underwrite from day one, meaning that we are transparent from the outset, and you can be sure that when we say yes, we mean it.



1

LOAN ENQUIRY & INDICATIVE TERMS

Once the loan enquiry is received, indicative terms are provided with full transparency from the start.



2

MORTGAGE ILLUSTRATION/ESIS ISSUED

This is where we do an in-depth analysis of the client and their requirements.



3

VALUATION INSTRUCTED

Valuers are instructed to visit the property or properties in question. This is what allows us to confirm the terms detailed in the indicative terms.



4

LAWYERS ISSUE LEGAL PAPERWORK

The lawyers will complete all the necessary paperwork for both us and the client to progress the case.



5

LOAN DRAWN DOWN

We are able to provide funds in as little as seven days, depending on the circumstances.



LOAN APPLICATION CRITERIA

- Regulated + Non-Regulated Bridging Loans
- Auction Bridging Loans
- Refurbishment and Conversion Finance
- Semi-Commercial Bridging Loans
- Development Finance

APPLICANTS	
Individuals	<input type="checkbox"/>
Self Employed	<input type="checkbox"/>
Limited Companies	<input type="checkbox"/>
LLP's	<input type="checkbox"/>
SPV's	<input type="checkbox"/>
Foreign Nationals	<input type="checkbox"/>
Offshore Companies	<input type="checkbox"/>
Trusts	<input type="checkbox"/>
Aged 21 - 85	<input type="checkbox"/>

LOCATIONS	
England	<input type="checkbox"/>
Wales	<input type="checkbox"/>
Scotland	<input type="checkbox"/>
INTEREST PAYMENT	
Fully retained	<input type="checkbox"/>
Part retained & serviced monthly	<input type="checkbox"/>
Serviced monthly	<input type="checkbox"/>

COMPLEX CIRCUMSTANCES:

- Tight deadlines for auction purchases
- Multiple properties or a whole portfolio
- Large residential House in Multiple Occupation (HMOs)
- Transferring from an individual to company
- Capital raising
- Replacing existing property finance
- Replacing existing development finance
- Non-renewal from an existing lender
- Business cash flow
- Short-term working capital
- Purchasing a company that owns a property
- Diplomats considered

SPECIAL CIRCUMSTANCES:

- Broken property chains
- Gifted deposits
- Probate/executors
- Tax, Liabilities, Inheritance Tax (IHT), Capital Gains Tax (CGT), VAT
- Divorce settlements
- Defaults
- Annulment of bankruptcy
- Discharging adverse credit
- Exiting Individual Voluntary Arrangements (IVAs)
- Satisfying County Court Judgements (CCJs)
- Missed mortgage payments

RESIDENTIAL BRIDGING LOANS

Our residential bridging loans are for both owner occupier and investment property. They are available for property investors, portfolio landlords, first-time landlords, and companies wishing to purchase a residential property.

WE CAN PROVIDE FINANCE FOR:

- Simple residential investments
- Acquisition of Buy-To-Let (BTL) properties
- House in Multiple Occupation (HMOs)
- New build houses & flats
- Standard construction, bungalows, ex-council & maisonettes
- Newly converted flats
- Ex-local authority properties
- Freehold and leasehold properties
- Multiple leasehold portfolios
- Leasehold > 75 years
- Company-owned residential properties
- First-time landlords
- Acquiring from a receiver
- Buying at auction
- Refinancing to let
- Refinancing portfolios
- Light/medium residential refurbishments
- Light development to purchase or refinance with intent to let or re-mortgage

LOAN
AMOUNT

..... £50k-£3m

LOAN
TO VALUE

..... UP TO 70%

TERM
LENGTH

..... 1-12 MONTHS



AUCTION BRIDGING LOANS

We know that the deadline of up to 28 days, often set by auction houses, can place pressure on clients to find finance fast. Our auction bridging loans are used to meet these tight deadlines, allowing the opportunity for borrowers to then find replacement long-term finance, or purchase, renovate and sell the property.

WE CAN PROVIDE FINANCE FOR:

- Meeting short deadlines
- Bidding certainty
- Refurbishment of auction purchases to 'flip'
- Residential auction purchases
- Commercial and semi-commercial auction purchases

LOAN
AMOUNT

..... £50k-£3m

LOAN
TO VALUE

..... UP TO 70%

TERM
LENGTH

..... 1-12 MONTHS



REFURBISHMENT & CONVERSION LOANS

We can lend to borrowers looking to improve their current or new purchase assets through renovations, conversions and refurbishments. We can provide finance for all renovation work where planning permission has either been approved or is not required.

WE CAN PROVIDE FINANCE FOR:

- Permitted developments
- Refurbishment projects and upgrades
- Renovations
- Light developments
- Property conversions
- Change of use
- Projects with planning permission
- Applied planning permission
- Applicants wishing to purchase or refinance
- Residential properties

LOAN
AMOUNT

..... £50k-£3m

LOAN
TO VALUE

..... UP TO 70%

TERM
LENGTH

..... 3-24 MONTHS



SEMI-COMMERCIAL BRIDGING LOANS

Our semi-commercial bridging loans are available to property investors looking to add mixed-use properties to their portfolios or re-finance an existing mixed-use asset. Our most popular property type for semi-commercial loans are multiple flats above retail units.

WE CAN PROVIDE FINANCE FOR:

- Mixed-use property portfolios
- Acquisitions from the receiver
- Freehold & leasehold properties
- Acquisition of semi-commercial property
- Semi-commercial investment properties
- Freehold student lets with retail units below
- Freehold trading businesses with flats
- Shops with flats above
- Multi-leasehold with flats above

LOAN
AMOUNT **£100k-£1m**

LOAN
TO VALUE **UP TO 65%**

TERM
LENGTH **1-12 MONTHS**



DEVELOPMENT FINANCE

We are Award Winning UK market leaders in sub £5m residential development schemes, assisting multiple clients from single unit developments to multi unit developments and have provided funding for schemes with total sales values in excess of £1bn.

We support investors, developers and also clients building their own home. You are in the right place if you are looking for a true long term finance partner with some of our clients with us for over 19 years funding 20+ schemes, and we provide 1-2-1 support for development clients with direct access to decision makers.

WE CAN PROVIDE FINANCE FOR:

- Residential Schemes for commercial profit
- Up to 100% Loan to cost
- Self – Build Home Projects
- Timber Frame & Traditional Construction
- New Build, Conversion or Heavy Refurbishment
- Part Finished Schemes
- Conversions of Commercial Property to Residential
- Ground up Schemes – single and multi unit houses and apartments
- First time developers considered with appropriate professional team
- Barn Conversions
- Individuals / LLP's / Limited Companies and Trusts

LOAN AMOUNT **£100k-£5m**

LOAN TO VALUE **UP TO 65%** OF GDV

TERM LENGTH **1-24** MONTHS



OUR PROCESS

Supported by a dedicated Fast Track team, our streamlined service for loans simplifies the process for all transactions, smoothing the customer journey, making it even quicker and easier to get loans approved and paid out.

By using our self-service Portal, you can enter all relevant information to create your own mortgage illustration and ESIS. Our Fast Track service then utilises some of BFS's existing FinTech solutions and unique services such as Biometric ID verification and Open Banking, to progress your application quickly and easily.

Have a question?

Call our Fast Track team today on:
0151 639 7554



1



APPLICATION

For speed and instant ESIS, a Broker or client makes application either: Online through the BFS broker portal, or through the BFS in-house Fast Track team.

2



SUBMISSION REQUIREMENTS

Bespoke submission requirements specific to the individual application provided by BFS underwriting team.

3



BRIDGING LOAN OFFER

Issued within 24 hours of receipt of submission requirements.

4



VALUATION & LEGAL PROCESS

Fast Track valuation and legals instructed to both BFS and client's solicitor.

5



DRAWDOWN

Legal requirements satisfied by client's solicitor and funds now available.

SUBMITTING YOUR CASE

To help speed up the application process we have put together this simple checklist of our standard submission requirements.

For any other requirements needed to support the application, our underwriters will let you know following their initial assessment of the application.



FOR ALL BRIDGING LOANS

<input type="checkbox"/>	BFS Application form fully completed and signed by all Applicant(s) / Guarantor(s)
<input type="checkbox"/>	Explanations for any arrears, CCJ's or insolvencies (including companies) within the past five years
<input type="checkbox"/>	Address(es), sales particulars and price agreed for any purchase property(ies)
<input type="checkbox"/>	Details of how wealth/source of deposit has been acquired, (e.g. property appreciation/sale, inheritance, divorce settlement, income from overseas, pension lump sum)

FOR ALL DEVELOPMENT LOANS

<input type="checkbox"/>	Purchase price, build cost and GDV
<input type="checkbox"/>	Build contract, professional team, build warranty provider and construction type
<input type="checkbox"/>	Monthly costed schedule of works and sales programme
<input type="checkbox"/>	Details of client experience on previous schemes
<input type="checkbox"/>	Planning information (planning permission application link, plans, decision notices, evidence of discharged conditions etc.)

OUR VALUES

Bridging Finance Solutions Group are committed to conducting its business in a fair, honest and open manner. We are regulated by the Financial Conduct Authority in respect of regulated mortgage contracts, and we are Patrons of the National Association of Commercial Finance Brokers the UK's largest trade association for commercial finance supporting the compliance needs of the sector.

We are founder members of the Bridging & Development Lenders Association supporting industry standards with Regulators and HM Government alongside championing professional development and education in the specialist finance sector.

We are constantly assessing our products to ensure that our clients continue to receive fair value. Our processes ensure that they continue to meet the needs of our clients and adhere to the new Consumer Duty regulatory requirements, achieving the four outcomes of the duty.



THE FOUR OUTCOMES

□	Governance of Products and Services
□	Price and Value
□	Consumer Understanding
□	Consumer Support



Scan or click the QR code to view our Fair Value and Consumer Duty policies.

WHERE WE OPERATE

We operate across the whole of the UK with our head office located on the Wirral, North West of England.

If you would like to contact us about any of our products you can call us, email us, write to us, visit us or tweet us. We would love to hear from you.

Our cutting edge
FINTECH technology allows
our business development
managers to operate on a national
rather than regional basis to
ensure service excellence.



Scan or click the QR code
to find out more.



READY TO APPLY?

To download our application form scan or click the QR code below.



make it happen

Speak to our team:

0151 639 7554


BridgingFinance
Solutions make it happen



0151 639 7554



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

