StreamBank

BRIDGING PRODUCT GUIDE

Clear criteria.
Competitive pricing.
Practical solutions.

REGULATED AND NON-REGULATED BRIDGING

Helping brokers assess a case quickly and confidently.

Loans from £100,000 to £3,000,000 | Up to 75% LTV | Terms up to 18 months | No early repayment charge

Product overview

Start here: identify the solution, customer profile and likely route in under a minute.

Solution	Regulatory status	Typical uses	Headline leverage
Standard residential bridging	Regulated / Non-regulated	Purchase, chain break, capital raising, refinance	Up to 75% LTV
Residential refurbishment	Regulated / Non-regulated	Light, medium and heavy works	Up to 75% day-one LTV*
Commercial bridging	Non-regulated only	Purchase, capital raising, light works, change of use	Up to 70% LTV*
Re-bridge / adverse	By referral	Existing bridge, adverse credit or non-standard circumstances	Separately priced

STANDARD BRIDGING

- Auction and property purchases
- Chain breaks and downsizing
- Capital raising
- Sale or refinance exit

REFURBISHMENT

- Cosmetic and modernisation works
- Structural alterations and conversions
- Extensions and value-add projects
- Drawdowns may be available in arrears

COMMERCIAL / COMPLEX

- Commercial purchases
- Change of use
- Cases outside criteria can be referred

CREDIT AND EXIT POSITIONING

Profile	How to position the case
Prime	High-quality, low-risk case. Up to £2m at 65% LTV or below, or up to £3m at 50% LTV or below. Ordinarily a single first charge. No adverse credit, re-bridge, refurbishment, debt consolidation or redemption of an over-term mortgage.
Standard	Mainstream cases meeting published criteria, with a credible and evidenced exit.
Re-bridge / adverse	May be considered by referral and is separately priced. The exit must remain realistic and viable.

*Subject to product, property, works, valuation and customer profile. Heavy residential refurbishment is also capped at 70% LTGDV; commercial refurbishment at 65% day-one LTV and 60% LTGDV.

Residential bridging pricing

Monthly interest rates. Use the profile definitions on page 2 before selecting a pricing column.

LTV	Prime	Standard	Re-bridge / adverse
<50%	0.59%	0.64%	0.87%
<60%	0.63%	0.69%	0.87%
<65%	0.66%	0.72%	0.90%
<70%	-	0.79%	0.90%
<75%	-	0.82%	-

RESIDENTIAL REFURBISHMENT PRICING

LTV	Light Reg	Light Non-Reg	Medium Reg	Medium Non-Reg	Heavy Reg	Heavy Non-Reg
<50%	0.64%	0.69%	0.74%	0.79%	0.82%	0.85%
<60%	0.69%	0.72%	0.79%	0.82%	0.84%	0.88%
<65%	0.74%	0.79%	0.82%	0.85%	0.88%	0.91%
<70%	0.79%	0.83%	0.85%	0.88%	0.90%	0.93%
<75%	0.82%	0.86%	0.89%	0.90%	0.93%	0.95%

WORKS CLASSIFICATION

Classification	Definition
Light	Works up to 25% of current value.
Medium	Works between 26% and 100% of current value, with floor area not increasing by 25% or more.
Heavy	Planning-led or large-scale works, works above 100% of current value, or where drawdowns are required.

Commercial bridging pricing

Non-regulated lending only. Monthly interest rates.

LTV	Prime Light / Medium	Prime Heavy	Standard Light / Medium	Standard Heavy	Adverse / Re-bridge
<50%	0.72%	0.86%	0.84%	0.89%	1.05%
<60%	0.77%	0.88%	0.89%	0.92%	1.10%
<65%	0.84%	0.94%	0.95%	0.97%	1.10%
<70%	-	-	0.97%	-	-

Detailed lending criteria

The essentials for an initial case assessment.

Area	Criteria
Loan purpose	Purchase, chain break, capital raise, refinance, refurbishment, commercial bridging or replacement of development finance pending sale.
Security	Residential or commercial property in England, Wales or mainland Scotland.
Loan size	£100,000 to £3,000,000, based on the net loan excluding fees and interest.
Maximum LTV	Up to 75%, subject to product, property, works, valuation and customer profile.
Term	Regulated: up to 12 months. Non-regulated: up to 18 months, with a minimum of three months' interest payable.
Applicant age	Minimum 21 and maximum 80 at completion. Independent legal advice may be required.
Residency	UK residents with an acceptable passport and indefinite leave to remain. Foreign nationals and expatriates may be considered by referral.
Credit profile	Adverse credit and re-bridges may be considered by referral and are separately priced.
Repayment	A credible and evidenced exit through sale, refinance or another clearly identified source.
Charges	Second charges are accepted only as additional security. A deed of postponement may be required.
Early repayment	No early repayment charge. Interest is calculated daily.

REFURBISHMENT REQUIREMENTS

A schedule of works and appropriate builder information will be required. Planning consent, building regulations and warranties must be evidenced where relevant. For drawdowns released in arrears, a monitoring surveyor may inspect before completion or each drawdown; the borrower meets the cost.

Valuation & Legal

Clear routes to help match the case to the right level of due diligence.

Route	When it may be considered
AVM	Residential property with no structural works, a confidence score of 5+, and property value up to £1.5m. Up to 75% LTV for loans up to £500,000; 65% LTV for property values up to £1m; 50% LTV for property values up to £1.5m.
Desktop valuation	Residential property with no structural or development works. May be considered up to 70% LTV on property values up to £2m.
Short-form valuation	Standard residential property where a physical inspection is required and there are no or only light refurbishment works.
Full Red Book valuation	Structural works, heavy refurbishment, development, commercial property, or higher-value / higher-LTV cases.

Valuations must be on a bricks-and-mortar basis. Exceptions are subject to referral. Valuation and monitoring fees are paid directly to the relevant provider.

LEGAL REPRESENTATION

- Dual representation is available on eligible residential transactions.
- Where the borrower uses a separate solicitor, the firm must be registered with the Law Society and have at least three SRA-regulated principals.
- Legal fees or an acceptable solicitor's undertaking must be received before legal work begins.
- Abortive costs may apply. Any unused legal funds are refunded after deduction of costs incurred.

VALUATION FEE SUMMARY

Route	Amount / basis
AVM	No fee
Desktop valuation	£200 to £820 plus VAT
Short-form valuation	£546 to £2,017.78
Full Red Book valuation	Variable
Monitoring / field agent	Variable

Fees and charges

Common charges. The list is not exhaustive and third-party costs may be quoted case by case.

Fee	Amount / basis	What it covers
Application fee	2% of facility amount	May be paid upfront or added to the loan. Interest applies if added. A proportion may be paid to the introducing broker and disclosed in the ESIS or DIP.
Acceptance fee	£395	AVM, credit report production and administration.
CHAPS fee	£25	Bank charge for making a CHAPS payment.
Extension fee	0.5% of current loan balance	Applies where an extension is granted.
Default fee	1%-2% per month	Default-related charge.
Receivers / enforcement costs	Variable	Relevant legal, receiver, court, agent, conveyancing and third-party costs.
Redemption legal costs	Variable	Dependent on legal firm.

REGULATED LEGAL FEE SCALE

Loan value	Sole representation	Dual representation
Up to £500,000	£1,650 + VAT	£2,500 + VAT
£500,001-£700,000	£1,800 + VAT	£2,700 + VAT
£700,001-£800,000	£1,950 + VAT	£2,900 + VAT
£800,001-£900,000	£2,100 + VAT	£3,150 + VAT
£900,001-£1,000,000	£2,350 + VAT	£3,500 + VAT
Over £1,000,000	By agreement	By agreement

Unregulated legal fees are variable. The borrower may choose separate representation or request dual representation where available. Transaction add-ons may apply, including leases, additional properties, AST reviews, unregistered land, gifted deposits, deeds of priority, purchases and heavy refurbishment.

Contact the team

Send us the case early. We will help identify the most appropriate route and flag any referral points.

Contact	Role	Telephone	Email
Lorenzo Satchell	Regional Account Director - South	07811 227712	lsatchell@streambank.co.uk
Paula Purdy	Regional Account Director - North	07958 916411	ppurdy@streambank.co.uk
Aiman Maklad	BDM - London & South	07985 722334	amaklad@streambank.co.uk
Katy Wild	BDM - Midlands, Wales & West	07535 134378	kwild@streambank.co.uk
Gary Lomax	BDM - North & Scotland	07958 916406	glomax@streambank.co.uk
Robyn Noble	Internal Sales Team Manager	07777 139736	rnoble@streambank.co.uk

GENERAL ENQUIRIES

EMAIL	TELEPHONE	WEBSITE
bdm@streambank.co.uk	0203 973 4688	streambank.co.uk

IMPORTANT INFORMATION

This guide is for professional intermediaries only and is not intended for customers. It does not constitute an offer or a commitment to lend. All lending is subject to full underwriting, satisfactory valuation, legal due diligence, product availability and the terms of the formal loan documentation.

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All applications are subject to underwriting, valuation, legal due diligence and a realistic and viable exit strategy. Pricing is shown as a monthly interest rate and may change. Any case outside the published criteria can be referred for consideration.