

# Development Finance

Funding for new build and other ground-up development projects from £250,00 to £3 million

**“Flexible development finance, with fixed rates”**

## Our development loans explained:

Our development loans are designed to offer flexible finance solutions for developers who have a proven track record.

We offer funding for a variety of ground-up developments, including flats, apartments, HMOs, single houses, or large housing developments.

We are proud to build long-term relationships with our borrowers and look to fund them throughout their development careers.

## Why use development finance?

Saxon Trust is privately owned and built by property professionals who fully understand the development and lending process. Our team recognises the challenges associated with property development, looking to offer flexible finance solutions to people who have a history of success in similar projects.

Our experience allows us to take a deal-by-deal decision making approach, often lending on projects where others can't. We will assess every project and credit history on its merits

of our development loans rates are fixed for the duration of the loan, reducing stress and uncertainty caused by base rate rises or changing economic conditions.

**Saxon Trust development loans are tailored to meet the unique needs of each project.**

### Key lending criteria

<b>Loan size:</b>	£250,000 to £3,000,000
<b>Loan Term:</b>	12 – 24 months
<b>LTC:</b>	Up to 90%
<b>LTGDV:</b>	Up to 75%
<b>Interest:</b>	Retained, rolled, or serviced
<b>Adverse:</b>	Considered on a case-by-case basis
<b>Charge:</b>	1 <sup>st</sup> Charge, 2 <sup>nd</sup> Charge considered as additional security
<b>Borrowers:</b>	UK residents, companies, trusts and certain non-residents considered

### Rates and fees

<b>Interest rates:</b>	From 1% pm
<b>Arrangement fees:</b>	From 1%
<b>Early repayment fees:</b>	None
<b>Exit fees:</b>	From 1%
<b>Broker fees:</b>	None

### Property

<b>Location:</b>	Properties across England and Wales.
<b>Type:</b>	Residential and mixed-use properties, flats and HMO's all acceptable
<b>Security:</b>	Multiple securities welcome

*To complete a development loan we require details of the security properties, estimated build times/costs, and an outline of your exit strategy.*

*We will also require you to cover the costs of a QS report and valuation of the relevant properties, to ensure they are suitable to serve as security.*