



Saxon Trust

Lending Product Guide



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Welcome to Saxon Trust

Our lending business was established in 2006 and has built a reputation as a leading, innovative and flexible property lender.

We launched our new brand, Saxon Trust, in 2020 to widen our appeal across a broader suite of loan products and to help support our borrowers throughout their project life-cycle.

A key feature of our business is that we are a privately owned company with our directors owning the majority of the shares, putting a direct link between our borrowers and those that run and own the business.

Our directors all have extensive property development and investment experience which gives Saxon Trust an edge over other lenders as our team fully understand the property cycle from the ground up. We make decisions based on the project itself and can be flexible in structuring to make it work for everyone.

We like to build long-term relationships with our borrowers so please get in touch if you have any questions or would like to apply.

The Saxon Trust Team

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Our Lending Products

We offer a broad range of products to support borrowers throughout the project lifecycle.

Loan Type	Page	Application Form
Bridging loans	4	You can find our application forms and other resources online at: saxontrust.com/borrow/guides-and-forms/
Market & sell loans	5	
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Bespoke finance from property experts

Saxon Trust was built by property professionals who found themselves in a situation in 2006 whereby the traditional lenders were simply not lending. We fully understand the property world, and the market cycles, using our experience (not computer driven algorithms) to make decisions. We are able to look beyond arbitrary criteria and credit histories, considering borrower experience, market conditions and the project itself first and foremost.



Bridging finance

Bridging finance from £100,000 to £5 million

"Fast. Simple. Bridging finance. Tailored to match your needs."

Our bridging finance explained:

At Saxon Trust we can offer bridging finance to borrowers from £100,000 to £5 million for periods of 6-18 months.

Our loans can be used to secure opportunities fast, to bridge the gap in re-financing to a longer-term solution, or to complete a planning application. Whatever the purpose, our loans are flexible and can be structured to fit the opportunity.

Why use bridging finance?

Bridging finance can give investors and developers the edge over their competitors as it allows them to move quickly and secure opportunities as they arise. Working with an experienced property lender like Saxon Trust means that we consider each deal on its merits and can lend where other lenders may not through lack of understanding or appetite. We also will consider any credit profiles.

Saxon Trust offers bespoke bridging finance across a wide range of properties, sites and to borrowers from an array of backgrounds and histories.

A Saxon Trust bridge loan can provide bespoke, flexible finance quickly.

Key lending criteria

Loan size:	£100,000 to £5,000,000
Loan Term:	6 – 18 months
LTV:	Up to 70%
Interest:	Retained, rolled, or serviced
Adverse:	Considered on a case-by-case basis
Charge:	1st Charge (with second charge as additional security)
Borrowers:	UK residents, companies, trusts and certain non-residents considered

Rates and fees

Interest rates:	From 0.79% pm
Arrangement fees:	From 1%
Early repayment fees:	None
Exit fees:	None
Broker fees:	None

Property

Location:	Properties across England and Wales.
Type:	Residential and mixed-use (commercial) properties, flats, and HMO's all acceptable
Security:	Multiple securities welcome

To complete a bridge loan, you will need to provide us with details of the security properties, an outline of your exit strategy, and a decision in principle from your long-term finance provider if the exit is refinancing.

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.



Market & Sell

Developer exit loans from 0.79% per month

“Move onto your next project quickly after practical completion”

What is a developer exit loan?

Developer exit loans are designed to help developers exit a completed development quicker and move onto their next project.

Once a development has reached practical completion, we can lend up to £5 million on a completed valuation basis whilst the sales process progresses.

This reduces the cost of finance payable by the developer and frees up precious equity to fund the next development.

Why use development exit finance?

At Saxon Trust we understand that things don't always run smoothly or go according to plan for even the most experienced developers. If practical completion has been reached but more time is needed to sell the properties, the advantages of a Market & Sell loan can be threefold:

1. The developer can obtain a cheaper rate and avoid costly extension fees, both of which can quickly erode profits.
2. The developer gains the time needed to properly market and sell completed units at maximum value.
3. Significant cash can be released to inject what is often scarce capital into the next project.

A Market & Sell loan gives developers control and financial agility.

Key lending criteria

Loan size:	£100,000 to £5,000,000
Loan Term:	6 – 18 months
LTV:	Up to 75% based on the market value of the completed project
Interest:	Retained, rolled, or serviced
Adverse:	Considered on a case-by-case basis
Charge:	1st Charge
Borrowers:	UK residents, companies, trusts and certain non-residents considered

Rates and fees

Interest rates:	From 0.79% pm
Arrangement fees:	From 1%
Early repayment fees:	None
Exit fees:	From 1%
Broker fees:	None

Property

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

To complete a Market & Sell loan you will need to provide us with details of the security properties, an outline of the marketing strategy and details of any reservations, exchanges, and completions. We will also require an updated valuation on the completed unit(s).



Finish & Sell

Developer exit loans from 0.84% per month

“Ideal if your units are wind and watertight”

What is a developer exit loan?

Our developer exit loans are not solely limited to projects that are near or have reached practical completion. They can be obtained much earlier in the build process.

Once a development has reached a stage where it is wind and watertight, we can lend up to £5 million on a completed valuation basis.

This effectively allows developers to reduce the cost of finance during the term of their development, including covering future drawdowns as needed.

Why use development exit finance?

At Saxon Trust we understand that developers may wish to change lenders during the build. Relationships with development lenders do not always run smoothly and if things are not working out the advantages of a Finish & Sell loan can be threefold:

1. The developer can obtain a cheaper rate with the project at a wind and watertight stage than the original ground up loan.
2. If the developer has experienced unforeseen delays and their existing lender is unwilling to extend, or charging excessive rates and fees to do so, a Finish & Sell loan can provide the extra time needed to complete the project.
3. The existing development lender may have stopped paying drawdowns, for instance if they are experiencing financial difficulties – this has happened several times in recent years.

Key lending criteria

Loan size:	£100,000 to £5,000,000
Loan Term:	6 – 18 months
LTV:	Up to 75% based on the market value of the completed project
LTGDV:	Up to 75%
Interest:	Retained, rolled, or serviced
Adverse:	Considered on a case-by-case basis
Charge:	1st Charge
Borrowers:	UK residents, companies, trusts and certain non-residents considered

Rates and fees

Interest rates:	From 0.84% pm
Arrangement fees:	From 1%
Early repayment fees:	None
Exit fees:	From 1%
Broker fees:	None

Property

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

To complete a Finish & Sell loan we will require confirmation that the unit(s) are wind and watertight by way of a QS assessment and updated valuation of the project.

It would also be useful to know if there any agreed off-plan sales at this stage.



Refurbishment Finance

Funding for a range of refurbishment projects from
£250,00 to £5 million

“Breathe new life into an existing property”

Our conversion loans explained:

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

We offer funding for light, moderate and heavy refurbishment projects of a variety of residential properties.

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.

Why use development finance?

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

Our fixed rates help our borrowers to avoid the stress and uncertainty that can be caused by increasingly common base rate rises and macroeconomic instability. Whilst material and labour costs may rise during a project, our rates won't.

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

Key lending criteria

Loan size:	£250,000 to £5,000,000
Loan Term:	6 – 24 months
LTC:	Up to 90%
LTGDV:	Up to 75%
Interest:	Retained, rolled, or serviced
Adverse:	Considered on a case-by-case basis
Charge:	1st Charge, 2nd Charge considered as additional security
Borrowers:	UK residents, companies, trusts and certain non-residents considered

Rates and fees

Interest rates:	From 0.84% pm
Arrangement fees:	From 1%
Early repayment fees:	None
Exit fees:	From 1%
Broker fees:	None

Property

Location:	Properties across England and Wales.
Type:	Residential or mixed-use (with residential >50%), including flats and HMO's acceptable
Security:	Multiple securities welcome

To complete a refurbishment 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.



Conversion Finance

Funding for commercial to residential conversion projects from £250,00 to £5 million

“Transform a variety of commercial buildings into residential units”

Our conversion loans explained:

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

We offer funding for a wide range of conversion projects, from city offices to countryside barns.

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.

Why use development finance?

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

Our fixed rates help our borrowers to avoid the stress and uncertainty that can be caused by increasingly common base rate rises and macroeconomic instability. Whilst material and labour costs may rise during a project, our rates won't.

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

Key lending criteria

Loan size:	£250,000 to £5,000,000
Loan Term:	6 – 24 months
LTC:	Up to 90%
LTGDV:	Up to 75%
Interest:	Retained, rolled, or serviced
Adverse:	Considered on a case-by-case basis
Charge:	1st Charge, 2nd Charge considered as additional security
Borrowers:	UK residents, companies, trusts and certain non-residents considered

Rates and fees

Interest rates:	From 0.84% pm
Arrangement fees:	From 1%
Early repayment fees:	None
Exit fees:	From 1%
Broker fees:	None

Property

Location:	Properties across England and Wales.
Type:	Conversion into residential or mixed-use (with residential >50%), including flats and HMO's acceptable
Security:	Multiple securities welcome

To complete a conversion 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.



Development Finance

Funding for new build and other ground-up development projects from £250,00 to £5 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

Loan size:	£250,000 to £5,000,000
Loan Term:	12 – 24 months
LTC:	Up to 90%
LTGDV:	Up to 70%
Interest:	Retained, rolled, or serviced
Adverse:	Considered on a case-by-case basis
Charge:	1st Charge, 2nd Charge considered as additional security
Borrowers:	UK residents, companies, trusts and certain non-residents considered

Rates and fees

Interest rates:	From 1.1% pm
Arrangement fees:	From 1%
Early repayment fees:	None
Exit fees:	From 1%
Broker fees:	None

Property

Location:	Properties across England and Wales.
Type:	Residential and mixed-use properties, flats and HMO's all acceptable
Security:	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.



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