

# 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

<b>Loan size:</b>	£250,000 to £3,000,000
<b>Loan Term:</b>	6 – 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 0.84% 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>	Conversion into residential or mixed-use (with residential >50%), including flats and HMO's acceptable
<b>Security:</b>	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.*