

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:	1 st 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).