

# Lending Criteria

## Conversion & Refurbishment



Atelier

Reinvigorating and repurposing existing buildings is an efficient and sustainable way to extend the useful life of real estate.

Just as every project is different, each scheme presents unique risks and challenges. Our in-house team of lawyers, surveyors and credit experts is experienced in assessing these differences and can craft custom lending solutions that are unique to the asset and the project's building programme.

Once in place, our facilities cover the developer's projected funding, enabling them to make seamless drawdowns and keeping the project liquid, funded and on track. And our professional team is always on hand to provide practical advice and assistance as the project progresses.

Item	Criteria
Security	1st legal charge, guarantees
Interest rate range	Dependent on leverage and risk from 6.99% fixed pa
Security types	Residential, Mixed Use, Student, Care Homes, Hotels
Treatment of interest	Rolled or serviced
Gross loan to GDV	60% commercial 70% residential with discretion to go higher
Max loan to total cost	90%, 100% development costs
Min/Max loan term	9-24 months
Min/Max loan size	£1m - £15m
Third party mezzanine and second charges	Considered
Refinance	Yes
Geographical lending areas	England, Scotland & Wales
Listed or conservation	Yes, subject to details
Mixed schemes	Yes
Fees	Typically 1% arrangement fee, 1% exit fee
Minimum interest	Typically, 3 months
Current lending preferences	<ul style="list-style-type: none"> <li>Professional developers with a track record of similar developments</li> <li>Residential and commercial including HMO</li> <li>Established locations with similar properties nearby</li> <li>Light, medium, and heavy refurbishments</li> <li>Good projects requiring extra leverage</li> </ul>