



the money man

introducing **steve mears** – independent financial advisor

Refurbishment, buy-to-let – all in one

In early 2019, we were given access to a combined Bridging Product and Buy-to-Let mortgage, to allow our clients to...

maximise rental yield and increase capital value with Refurbishment Buy-to-Let

This has recently been upgraded to allow:

- Change the use of a property to or from a HMO
- Change the use of a garage to a habitable room
- Properties needing work to meet minimum EPC rating
- Properties purchased at auction that require light refurbishment work
- Landlords choosing to refurbish to maximise rental yield

The Refurbishment Buy-to-Let product is designed to help landlords maximise rental yields by refurbishing the target property before they rent it out. The product brings together the flexibility of bridging finance with an exit onto a long-term buy-to-let mortgage once the work has been completed. Giving landlords the peace of mind that they have an exit, and that they can also rest assured that the price of the buy-to-let loan at offer will be the price they get on completion (**providing there are no changes and the property meets the expected valuation following refurbishment*).

- One application form will produce two offers, one for the bridge and one for the buy to let
- One expert underwriter from start to finish

...the product brings together the flexibility of bridging with a guaranteed exit*...

- The same valuer for both the initial valuation and the re-inspection
- One conveyancer and discounted legal fees
- Landlords can borrow up to 75% LTV on the bridge and up to 80% of the post works valuation on the buy to let mortgage helping to optimise cash flow
- Low Bridging rates and any of the lenders buy to let mortgage products can be chosen.
- No mortgage repayments are required whilst the refurbishment works are being completed.

We feel these latest 'tweaks' give further peace of mind and are a real helping hand to expand your portfolio.

If you're interested in buying a property to lightly renovate and then want to keep it, or any other type of borrowing, please come and chat to us tonight or call us on 0117 9734300. You can also pop into our office on Alma Vale Road to make an appointment. Happy Bidding!

 **STEVE MEARS Ltd**
INDEPENDENT MORTGAGE SERVICES

Please remember

YOUR HOME MAY BE REPOSSESSED IF YOU
DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

to contact Steve, email info@stevemears.com, telephone 0117 973 4300
or to find out more about Steve Mears Independent, visit www.stevemears.com