


# Shouldn't accessing property finance be easier?



**Alternative Overdraft**

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Explore the  
Alternative  
Overdraft...

# Experience the alternative

At Alternative Bridging, our **signature specialist finance** product, The Alternative Overdraft, offers flexible funding for property purchases, both auction and private treaty, funding development projects, business working capital and more.

Designed as a **drawdown facility**, it lets you access funds when needed, with the **freedom to draw, repay, and redraw** within the loan term.

Break free and embrace a **truly flexible loan tailored** to your individual needs.

Say hello to financial flexibility with The Alternative Overdraft!



# Lending Terms and Criteria

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## Secured charges

Loans are secured with first or second charge over your property.  
Personal guarantee(s) debenture and floating charge for Corporate borrowers.



## Eligible properties

Whether it's commercial or residential, under-utilised or fully leveraged, we secure first charges over a wide variety of properties, and second charges over residential properties.

### First Charge

#### Loan Term

3 – 24 Months

#### Amounts

£250,000 - £2,000,000

#### LTV & Interest rates

For more information get in contact with one of our BDM's

### Second Charge (Residential only)

#### Loan Term

3 – 24 Months

#### Amounts

£250,000 - £2,000,000

#### LTV & Interest rates

For more information get in contact with one of our BDM's

# Lending Terms and Criteria

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Access working capital

Assist with acquisition purchases

Auction purchases

Use for development projects

## Non-utilisation Fee

0.2% per month on undrawn balance

Secured on Investments and owner-occupied commercial property:

- ✓ Retail units and shopping centres
- ✓ Office buildings
- ✓ Industrial and distribution premises
- ✓ Residential investments
- ✓ Owner-occupied private dwellings for business purposes (second charge only)

UK Limited  
Companies

UK resident individuals and  
partnerships are welcome

Limited Liability  
Partnerships (LLPs)



# Revitalising North West London

## A £1.2M success story

Discover the success story of how the Alternative Overdraft revitalised a project in North West London. The client wanted access to finance on a flexible basis in order to fund future schemes. They had already purchased a site for development and had recently received planning approval to build two houses.

The next step was to start construction and the borrower wanted flexible funding that would enable them to draw funds as and when they were needed, without the hassle and additional cost of a monitoring surveyor having to visit the site whenever they wanted to draw upon the facility.

### Flexible Lending

#### CASE STUDY

**Location** - North West London

**Loan Type** - Alternative Overdraft

**Loan Amount** - £1,200,000

The Alternative Overdraft perfectly suited the client's requirements, and we were able to provide the finance they needed with a loan that was secured across three unencumbered buy to let investment properties at 70% LTV.





## Tri-location venture

### A £1.5M multi-region masterpiece

The Alternative Overdraft loan is a flexible drawdown facility that can be secured across multiple assets to provide a loan for business cashflow. This was the case with a client we recently worked with who was the owner of a diverse buy-to-let portfolio that included

properties situated in various locations such as London, Essex, and the south coast. The total value of the portfolio was assessed to be £1.5 million, encompassing properties with both first and second charges.



**Flexible  
Drawdown  
Facility**

**CASE STUDY**

**Location** - London, Essex & South Coast

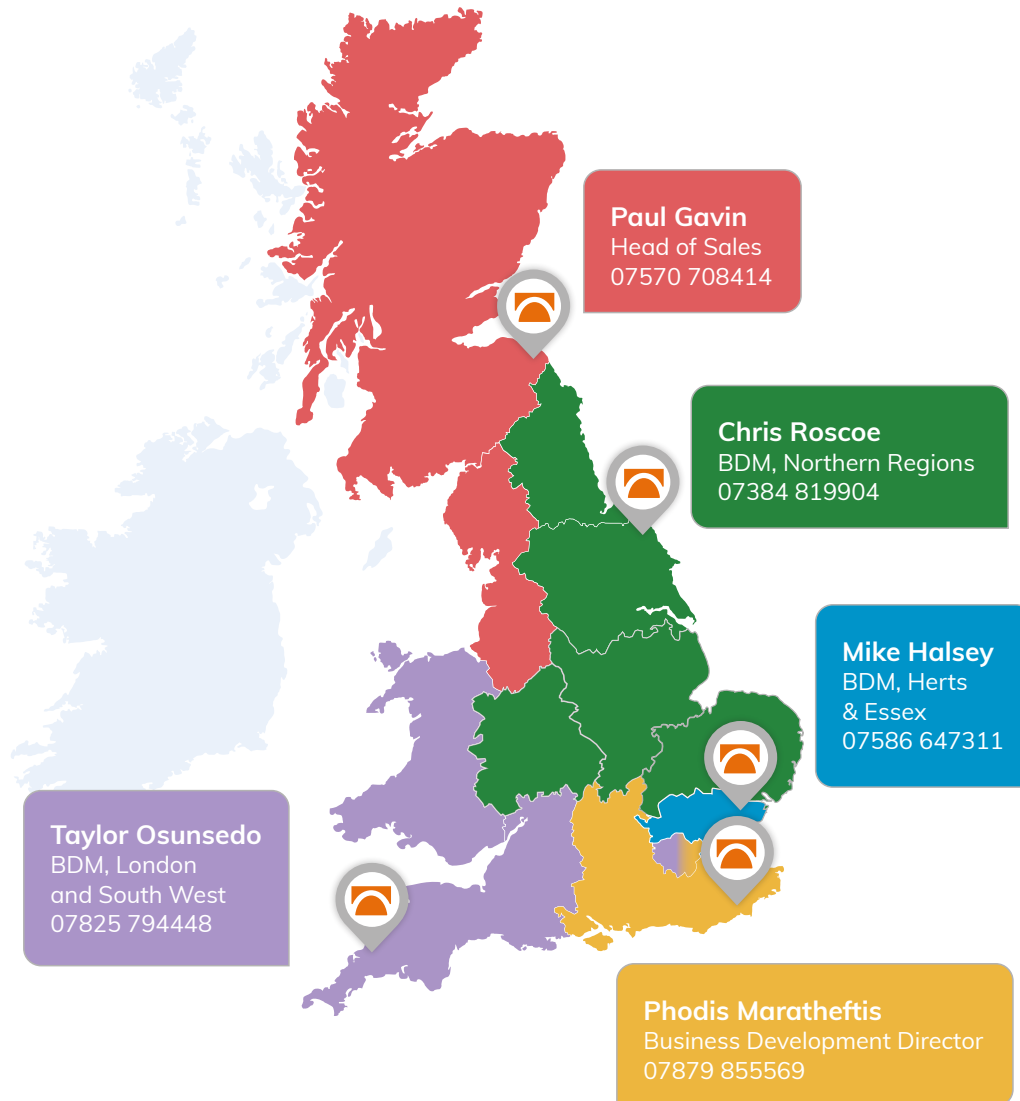
**Loan Type** - Alternative Overdraft

**Value** - £1,500,000

The loan was processed quickly and completed within three weeks from the moment the initial inquiry was received. This enabled the client to promptly access the much-needed funds, ensuring smooth continuity of their business operations.

# We've got you covered

Our strength and influence span across the UK, reaching the farthest corners and busiest hubs. We take pride in our extensive geographic coverage across England, Wales and mainland Scotland.





# Why choose the Alternative Overdraft?

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Experience an unmatched mix of flexible underwriting and certainty of delivery combined with immediate access to funds.



## **Agility and transparency**

Confidently navigate the financial landscape with a solution that offers certain funding and swift action.



## **No hidden fees**

Receive transparent loan terms ensuring no last minute unpleasant surprises.



## **Immediate access**

Quickly access funds to take advantage of auction opportunities.



## **Tailored flexibility**

Draw, repay, and redraw as needed and with ease to meet varying financial needs.

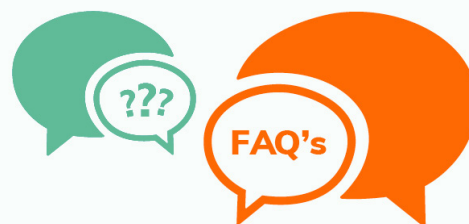


## **Versatile security**

Secure financing on both residential and commercial properties.

# Your questions answered

Get answers to common questions about the Alternative Overdraft and how it can revolutionise your client's financial strategy.



## Alternative Overdraft facility – what is it?

Unlike standard bridging loans, the Alternative Overdraft remains available to call upon as and when needed and **avoids expensive, repetitive setting-up costs**. It is effectively an overdraft facility that is secured on property that can provide **multiple drawdowns on demand**, which can be **repaid** or **reduced** and **redrawn**. Interest on the Alternative Overdraft is charged on the balance outstanding and can be serviced or accrued. The Alternative Overdraft is available for **two years** and can be secured by first charge over commercial or residential and second charge over residential properties.

## Why would you use the Alternative Overdraft?

You can use the Alternative Overdraft to your advantage in a wide range of ways. Once the facility is agreed, you can **use it immediately** in order to make the most of an **opportunity** or **urgent need**, rather than having to go through an application process each time you want to draw down funds. Customers typically use the Alternative Overdraft for uses like auction purchases and working capital for business purposes.

## Can an Alternative Overdraft be used at property auction or private treaty purchase?

The Alternative Overdraft can be used to purchase property being sold in the traditional manner by private treaty, usually via an agent, or at auction. Buying property at auction requires the ability to **move fast**, as well as having **certainty of funding**. The Alternative Overdraft is **perfect for auction purchases** as you can access the **funds immediately**.

# Find out what our clients think of the Alternative Overdraft



020 8349 5190



ABC have just funded an overdraft facility for my client. I cannot recommend them enough, they have gone above and beyond for myself as a broker and most importantly my client. Thank you!

- Chelsea Stopforth



Superb service from all the team at ABC on a large and very complex development deal. Incredible flexibility shown with the structure of the deal and completed quickly. Looking forward to working the next one together.

- Stephen Watts



Fantastic lender that offer a good range of products, in particular their alternative overdraft which is very unique in the market and very well structured. Along with the products they are a great team to work with. Highly recommended for anyone that requires commercial or property finance.

- Craig Childs





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