

Specialists in Residential Investment
Property Short Term Finance

What our clients say.....

“As a renovator of property for many years, I have now found a company to fund my projects by cutting through Lenders red-tape requirements. BFS believe that personal service is vital and not an old fashioned notion”

MRB, York

“Excellent personal service. Dealing direct with the decision makers enabled us to receive an offer within 24 hrs and completion of our purchase within 7 working days. This saved over 15% of the property value due to the speed of completion”

APD, Wirral

“BFS showed a full understanding of the auction process, providing us with pre-agreed facilities prior to the auction and completing on time on our refurbishment project”

IM, Liverpool

“A Mortgage Broker introduced us to Bridging Finance Solutions in order to acquire additional investment properties. We were delighted with the product and service offered along with the most competitive fees we could find in the market”

SLF, Llandudno

“Fast, uncomplicated funding – you do what it says on the tin”

WM, Manchester

“The ability to use funds for any purpose and availability within 7 days, plus your prompt attention to our case, has solved our short term cash flow problems at a stroke”

BI, Leicester

“Having dealt with many bridging finance companies before, your company proved to be the most competitive by far. I was most surprised by the difference in costs”

JR, Cumbria



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Why Bridging Finance Solutions?

Competitive
Market Leading Rates



Speed
Terms within the hour
Funds within 7 days



Simplicity
Straightforward Fast Funding



Transparency
Total Clarity of Terms



Flexibility
Bespoke Lending



Tel: 0151 639 7554
www.bridgingfinance-solutions.co.uk



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An introduction to our
products and services

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Bridging Finance Solutions Group is a premier independent finance house providing short term, self certified, property finance solutions to individuals, investors, property developers, professional advisors and intermediaries.

All of our loans are secured on residential investment property for between 1 and 9 months, from £25,001 to £500,000. We are able to lend to individuals, partnerships and companies, throughout England and Wales.

As principal lenders we can offer our clients flexibility and a speed of service you will rarely find elsewhere. We pride ourselves on fast, consistent decision making and are totally committed to transparency, clarity and the retention of administration to a necessary minimum.

The company's ethos is to provide the best possible service. Our success is based on our reputation for speed, flexibility and personal approach delivered with care and courtesy.

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Professional Short Term Funding Services

Auction Purchase

Are you obtaining best rates? Fast, flexible and effective property funding. Simple Short-Term Finance Solutions.



Property Refurbishment Finance

Purchase and refurbish property quickly for maximum profit with up to 100% refurbishment costs. Re-finance on completion of refurbishment works or surveyor retentions, to a traditional lender or 'Buy to Let' mortgage.



Immediate Capital Raising

Pending the sale or re-mortgage of a property. Stock or business purchase. Payment of tax or nursing home fees. All capital requirements for any purpose.



Cash-Buyer Status

Loans agreed and formalised within 24 hours. Negotiate significant reductions in the purchase price of properties for fast completions whilst long term funding is arranged.



Inheritance Funding

When probate is granted, funds can be released immediately whilst property is sold for best possible price rather than a rushed sale. Additional capital gained frequently exceeds finance costs.



Why Bridging Finance Solutions Group?

Personal Service

You will be assigned a professional & experienced case manager who will handle all your requirements from initial enquiry to loan completion.

Decisions in Hours

We aim to provide a full decision in principle on the same day as enquiry, along with fully detailed terms.

Flexible Loan Terms

Each loan is assessed on its individual merits and can be tailored to meet specific requirements.

Market Leading Rates

With no upfront fees our overall fee package is often the lowest in the market. We calculate interest daily and do not charge expiry, extension or exit fees.

Underwriting

We do not require business plans or cash flows in order to sanction facilities and we are open minded on credit history.

Funds in 7 Days

With a willing client and a willing client's solicitor, we can normally complete and draw down funds within a week from initial enquiry.

Total Transparency

We provide a full illustration of terms at the outset of the enquiry with no small print, hidden costs, fees or exit charges.

For further information on **Bridging Finance Solutions** and our services please call **0151 639 7554** or email **info@bridgingfinance-solutions.co.uk**

