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Roma
#LovetoLend

Exclusive Product
Guide
England & Wales



Roma Finance works with our partners to provide the 'Borrower First' lending experience to landlords, developers and investors for the purpose of adding value to property investments.



FIBA Partner

astl
Member

NACFB
REINVESTING INTO UK BUSINESS





In this guide you will find Roma’s bridging and development product range, including RomaFLOW, for fast bridging completions with minimal hassle.

RomaFLOW - Bridging Finance	Rates from	LTV
FLOW Bridge	0.83%	Up to 75%
FLOW Refurb Cost of works up to 25% of CMV	0.86%	Up to 70%
Light Development Cost of works between 25% and 50% of CMV	0.90%	Up to 70%

RomaFLOW products – no exit fee with refinance as exit strategy

What is RomaFLOW?

A minimal paperwork and hassle finance process with 80% of applications completing within 28 days. Roma has a dedicated product range, sales and underwriting team to ensure the success of this solution. **Contact us to find out more.**

Funding delivered in just five days

Roma Finance provided funding for a new build bungalow in just five days.

The case came from an introducer who had a customer looking to acquire the new bungalow in Norwich. The customer was looking for £273,000 to help with cashflow to acquire the property and carry out some light refurbishment. On completion the property would be valued at £420,000 and sold on completion to pay off the bridge.

Roma visited the site and seeing that there was a high demand for properties of this type locally, provided the funds over a nine month term, completing the transaction in just five working days.

Our introducer partner said: “When helping customers with their borrowing requirements we always say that we will look for the best deal for them. That doesn’t equate to “cheap” but using lenders who understand the transaction, can expedite matters to meet deadlines and work with the client to ensure everyone is happy with the deal. I am pleased to say that Daniel Hill at Roma Finance worked his socks off to make sure the bridging facility we were arranging on behalf of our mutual customer went ahead without any issues!”



Ask us about AVMs and Desktop Valuations

Key Terms and Criteria

- Non-regulated lending
- Loan sizes from £75k to £3m
- Terms up to 24 months
- Interest deducted from initial advance. Rolled up, part & part and serviced interest
- Lending in England and Wales
- Maximum LTV of 70% on refinances
- 2nd charge up to 55% LTV - referral only
- Current Market Value - (CMV)
- Loan to Purchase - (LTP)
- Rates and terms are subject to change on non-standard cases including, but not limited to credit history, experience and construction type
- RomaFLOW products - no exit fee with refinance as exit strategy

Below Market Value

- Experienced landlords only (at least 3 BTLs owned for past 12 months; or proof of profit from minimum 3 flips in last 24 months)
- Maximum loan £500k
- Lending in England & Wales.
- Max 90% Gross LTP, 70% Gross LTV, where the net loan amount is no more than 85% of the purchase price

Bridging Finance	Rates from	LTV
Medium Refurbishment Cost of works between 50% and 100% of CMV	0.98%	Up to 70%
Heavy Refurbishment Cost of works more than CMV	0.99%	Up to 65%
Commercial	1.25%	Up to 65%
Semi-Commercial	1.07%	Up to 70%
Developer Exit (Bridging) (Wind & Watertight properties)	0.86%	Up to 75%
Below Market Value Bridge	0.99%	Up to 70%

Exit fees may apply

Lending on....

- Residential investment, Semi-Commercial & Commercial
- Non-working farms and shut down pubs
- Non-standard construction
- Land with planning - max 55% LTV

Lending to....

- Individuals, limited companies, LLPs
- Expats and UK residents residing overseas must have a credit footprint and a live UK bank account. Applicants may be required to sign documents in the UK
- Min. age 18 years - no upper age limit
- Any experience levels considered

Lending for....

- Property purchase/refinance
- Below market value purchases
- Capital raising and business purposes
- Time restricted cases e.g. auctions,
- Property refurbishments & renovations
- Developer exit

Desktop Valuations

- Available on FLOW bridge
- Up to 70% LTV
- Residential properties only
- Property Value up to £500,000
- England & Wales Only

Fees

- Arrangement Fee - 2%
- AVM - £30
- Legal fees 0.3% + VAT of gross loan min amount being £1,500 plus VAT
- Each additional security - £750 inc. VAT
- For corporate borrowers, each guarantor will need independent legal advice
- Desktop valuation fee scale applies

AVM Criteria (Hometrack)

LTV/ Max Loan	50%/ £500K	65%/ £300K	70%/ £200K
Purchase Conf. Level	4+	4.5+	5+
Refinance Conf. Level	4.5+	5+	5.5+

AVM Criteria

- Maximum LTV on refinances 65%
- Minimum property value £100k - if <£100k reduced LTV by 5%
- Standard construction residential only
- No further advances

Development Finance

Development Finance	Rates from	LTGDV (Gross)
Residential Development Funding	0.99%	Up to 65%
Commercial Development Funding	1.15%	Up to 60%
Developer Exit (Bridging) (Wind & Watertight properties)	0.86%	Up to 75%

Exit fees may apply

Key Terms and Criteria

- Non-regulated lending
- Loan sizes from £75k to £3m
- Terms up to 24 months
- Interest deducted from initial advance. Rolled up, part & part and serviced interest available
- Lending in England and Wales
- Maximum LTV of 70% on refinances
- 2nd charge up to 55% LTV - by referral only
- Current Market Value - (CMV)
- Rates and terms are subject to change on non-standard cases including, but not limited to credit history, experience and property construction

Lending on....

- Residential investment, Semi-Commercial & Commercial
- Non-working farms and shut down pubs
- Non-standard construction
- Land with planning - max 55% LTV

Lending to....

- Individuals, limited companies, LLPs
- Expats and UK residents residing overseas must have a credit footprint and a live UK bank account. Applicants may be required to sign documents in the UK
- Min. age 18 years - no upper age limit
- Any experience levels considered

Lending for....

- Property purchase/refinance
- Below market value purchases
- Capital raising and business purposes
- Time restricted cases e.g. auctions,
- Property refurbishments & renovations - Light, medium & heavy
- Ground up development/ Developer exit

Fees

- Arrangement Fee - 2%
- AVM - £30
- Legal fees 0.3% + VAT of gross loan min amount being £1,500 including VAT
- Each additional security - £750 + VAT
- For corporate borrowers, each guarantor will need independent legal advice

Development

- Drawdowns released in arrears of works done certified by Roma's appointed monitoring surveyor
- Collateral warranties and/or step in rights may be required
- Up to 12 units
- Inexperienced borrowers considered with a premium

- No upfront interest on drawdowns
- Tailored customer service with a named team member
- A Quantity Surveyor is not always required - inhouse monitoring available

- Fast processing channel for standard bridging, auction finance and light refurbishment
- Non standard construction considered
- Direct access to the decision maker; the underwriter