



GET THE ASCOT SERVICE

Here at Ascot Bridging Finance, our team really understands how important it is to find the best possible solution to fund your next property deal. Our current offer starting from 0.69% pcm at 75% LTV is proving popular with many of our brokers amongst a number of other unique features.

You can have peace of mind when working with us, as our directors have worked in top companies that sit within the top FTSE 100 in global finance, high-street banks and building societies. In addition, our team has worked in the mortgage and lending market for many years.

We found in the early stages, whilst running a whole of market brokerage, there was a need for greater flexibility when it came to making a deal with bridging companies. This came also along with the need for a true common-sense approach,

ensuring the delivery of a smooth transaction. We decided the ideal solution for this was to form Ascot Bridging Finance.

Given our first-hand experience, we truly understand what brokers are looking for given some of the struggles they come up against. As we are family run business, it is no surprise that our main priority is centered around customer service and the journey for all our brokers. If you use us once, you will always come back.

There are many different benefits when using Ascot including –

- Rates starting from 0.69% at 75% LTV.
- Our minimum loan amount starts from as little as £37,500 up to a maximum of £5 million.
- Ascot is driven to get the deal done. If we can see a strong exit scenario, then we will work to make it happen even if it sits outside of criteria, the “common-sense” approach.
- Legals can be selected on dual legal representation which has proven to an effective way to get bridging loans approved quickly whilst saved half of the costs.
- We will lend in Scotland! We feel that for too long Scotland has been underrepresented for bridging finance.
- Ground up development financing can be support even for your lower value projects, we are not afraid of a challenge!

Our BDM and Underwriting teams are well trained to understand the complete experience brokers can expect from Ascot Bridging Finance. Because we like to maintain transparency, our underwriters work closely with both BDM and Broker to get the bridging loan approved. We are always looking to improve our teams understanding of the latest products to market. So, you can be assured, when working with our team if a high degree of professionalism and knowledge. We even ensure that both our underwriters and decision makers are always available to chat through deals, giving you the confidence of the application getting through to completion.

After our own market research into the bridging

loans. We have built a product that provides dual legal representation to help with cost saving and rapid loan approvals. Many of our brokers have seen the benefits of this service when preparing a loan application with us. We know this is unusual for a bridging financier to offer this service, but we are looking to stand out from the crowd and so our broker service experience remains the central to our business practice.

Ascot Bridging Finance is dynamic is bridging loan finance. We provide a high level of service and professionalism to all our business. Because for us, service is personal.



Get in touch on **01925 467 170** or visit the website today www.ascotbridgingfinance.co.uk. We look forward to hearing from you.