



# CASE STUDY - APR 2019

## LISTED PROPERTY



Business owner and landlord wanted to release capital from a buy to let property to inject cash into the trading company.

Issues around mortgage payments and listed status of the property needed to be overcome.

## LISTED PROPERTY FINANCE

### BACKGROUND

The client was running his own business and purchasing investment properties. We were asked to arrange a refinance on a current buy to let property to raise additional capital to inject into their business. Following detailed discussions with the client it became apparent that potential quick finance may prove difficult owing to a missed mortgage payment on a residential property within the last 12 months. The property was also Grade 2\* listed.

### THE CHALLENGES

The challenge here was to find a lender, who was prepared to offer a loan, based on the current client credit history and who would lend on a Grade 2\* listed property.

### WHAT WE DID

Given the missed mortgage payment and listed status of the property, we went direct to the underwriter at the lender and provided information from a local valuer to give comfort over the Grade 2\* element. We also provided a more detailed credit history showing the mortgage payment to be a one-off, we further supported this with bank statements and income evidence. Taking a more thoughtful approach meant we obtained the finance the client wanted in the timescales that worked for them.

In total we raised £300k. This case completed in April 2019

### WHO WE ARE

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