FREE INVESTOR GUIDE

# UK Bridging Finance Checklist

A one-page, tick-as-you-go guide to preparing for a bridging application, from first enquiry to exit.

## 1. Typical uses

- [ ] Auction purchases with short completion deadlines
- [ ] Chain breaks where a related sale is delayed
- [ ] Refurbishment of properties not yet mortgageable
- [ ] Short-term funding ahead of a longer-term refinance
- [ ] Time-sensitive commercial or mixed-use purchases

## 2. Documents usually requested

- [ ] Photo ID for each applicant or director
- [ ] Proof of address (recent utility bill or bank statement)
- [ ] Property details: address, tenure, price, auction legal pack
- [ ] Evidence of deposit and source of funds
- [ ] Asset and liability summary
- [ ] Solicitor details and confirmation they can act
- [ ] Refurbishment schedule of works and costings, if relevant
- [ ] Company details, directors and shareholders, if borrowing through a company

## 3. Ask about costs

- [ ] Interest: monthly, retained or rolled up?
- [ ] Arrangement fee: added to the loan or paid upfront?
- [ ] Valuation fee: who instructs, and is it refundable?
- [ ] Legal fees: your own and the funder's
- [ ] Exit or early repayment fees
- [ ] Broker fee, admin, extension and default charges
- [ ] Total amount repayable over the expected term, in writing

## 4. Have a clear exit plan

- [ ] Choose your route: sale, refinance or another funding source
- [ ] Sale exit: comparable evidence and a realistic timeline
- [ ] Refinance exit: check you are likely to meet typical criteria
- [ ] Build in a time buffer for works and sales
- [ ] Know what happens if the exit is delayed

## 5. Auction timing tips

- [ ] Speak to a broker before the auction, not after
- [ ] Review the legal pack with your solicitor early
- [ ] Check the completion deadline and plan backwards
- [ ] Have ID, deposit proof and solicitor details ready
- [ ] Allow for a valuation that may come in below price

**Want to talk it through?** Speak to the ExpertBrokerUK team.
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