

# Interbridge Intermediary Guide European Bridging loans

**INTERBRIDGE**  
FAST RELIABLE SOLID



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# Interbridge European Bridging loans

Interbridge offer fast and flexible short term property lending to clients who own property in the following countries:

-  Austria
-  France
-  Germany
-  Monaco
-  Spain
-  Switzerland
-  UK

**Interbridge bridging loans** are often used to bridge the gap between a client acquiring a property and being able to put a longer term mortgage on the property. Similarly, we are regularly asked to refinance an existing facility that has reached it's maturity. In either situation we are happy to assist as long as it is clear what the client's exit plan is. We are able to offer loans up to €30 million, and in some instances more than this.

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# Who we are

**The team** at Interbridge have built a substantial and successful track record of providing short term property loans. We have placed more than £1bn of loans over the years, and our backgrounds range from investment banking to corporate banking to financial brokerage. Our mission to provide international residential property finance started in the UK and the journey took the business to continental Europe because of strong demand from our clients.

We have designed and built a solid loan investment capability that is focused on delivering funds to our clients reliably and fast. We understand our clients' needs, and we can deliver local expertise to execute our transactions.

At Interbridge, we are truly passionate about what we do and understand the importance of speed, flexibility and customer service. Our clients can rely on our deep understanding of the markets that we operate in.

Our professional team will always go the extra mile to help our clients achieve their short-term property lending requirements.

At Interbridge we have a deep understanding of our markets, and a long and successful track record.



# How we Help

We work with our clients and introducers in a professional and streamlined manner, ensuring that they have the funds for their purchase, refinance, refurbishment or development of their property, when they are required.

**Effortless**



Easy to arrange loans against European and UK property.

**Reliable**



Our lending lines are secure and we have a track record over many years of lending.

**Fast**



We offer quick decisions, and indicative loan offers can often be issued within hours.

**Pan-European**



With offices in the UK, Germany and Lithuania, we provide loans across Europe.

# Key Highlights

- Up to 75% Loan To Value
- Loans from €750,000 to €30 million
- Countries:
  1. Austria
  2. France
  3. Germany
  4. Monaco
  5. Spain
  6. Switzerland
  7. UK
- Term 6-24 months
- Rates from 1% per month



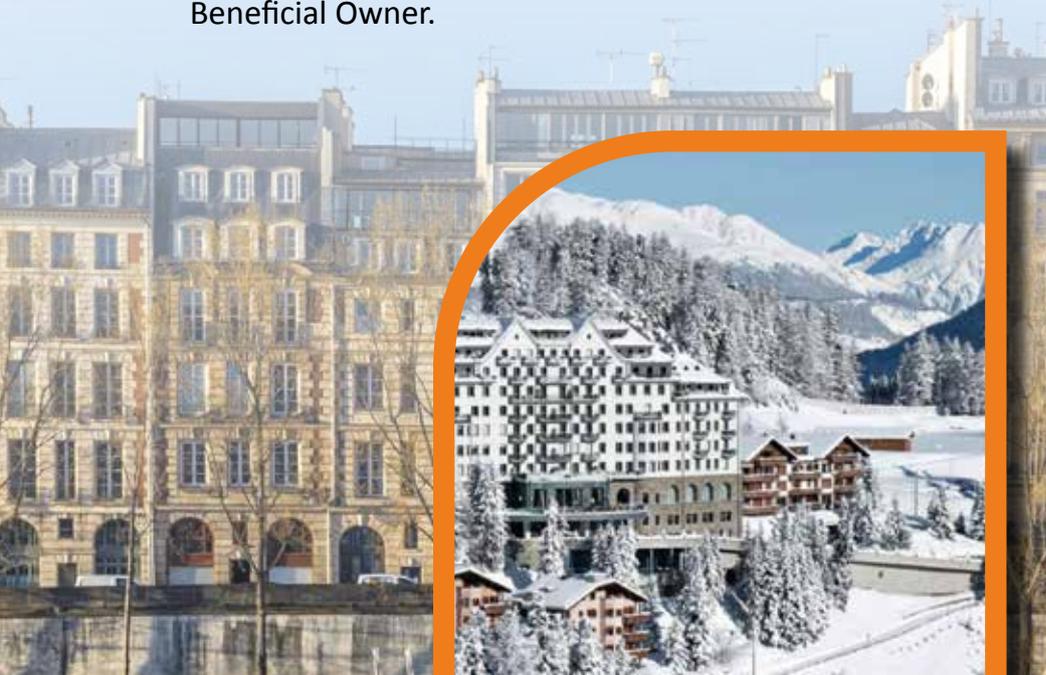
**Our loans** can be for the purpose of a speedy acquisition, or could be used as a refinance away from an existing facility. In either case, our in-house underwriters are constantly on hand to provide bespoke lending quickly and efficiently.

**An Interbridge European bridging loan** lasts for an agreed term – up to 24 months. We provide the loan, and your client needs to pay it back (as a lump sum) before or when the term ends.

We will advance the principle loan amount and will consider a variety of interest repayment options. However, if your client were to repay the lump sum before the term ends, they may be charged less interest in total.

Any fees associated with the loan can be added to the lump sum as well, subject to our maximum loan to value.

We have no restriction on nationality of the Ultimate Beneficial Owner.



# The Process

From enquiry to completion, we're here to help your client through the borrowing process. Over the years, we've refined and perfected our application process to provide a seamless and intuitive experience.



We understand that your clients value speed and service, and our processes reflect this. Our products are designed to be efficient, and we ensure that you and your clients are updated at every stage.

## Our Intermediary Partners

**We have** extensive knowledge of working with private bankers and other financial intermediaries, and we're always interested in building long term relationships with new partners. We have a transparent approach to introductions and procurement fees, and have the ability to be flexible in our approach so as to suit your processes.

Interbridge is the first port of call for intermediaries looking for bridging finance for their clients.



# Next Steps

To discuss any specific requirements, please contact a member of the Interbridge team at:

Call: **+44 (0) 7514 350 990**

Email: **[enquiries@ibfg-europe.com](mailto:enquiries@ibfg-europe.com)**

For further information, please see our website:

**[www.interbridge.loans](http://www.interbridge.loans)**

