

## Short term funding

For more than 35 years, Dunbar Bank has specialised in serving the property industry. Because property funding is our key business we believe that we understand the needs of this industry better than most other banks. Each application receives the same high level of service and is judged individually on its merits, but the following information will give you an indication of our normal criteria. Your lender will meet you personally to discuss your requirements and will visit the site itself where the project is a development to gain a full understanding.

### Purpose

- Commercial Investment Property: up to 75% of valuation
- Residential Investment Property: up to 65% of valuation

### Land or building for development, conversion or refurbishment:

- Purchase: up to 70% of valuation
- Build costs: up to 100% of total costs
- Completed project: up to 70% of valuation

### Amount

- Minimum: £250,000
- Maximum: £30,000,000

Facilities outside these guidelines will also be considered.

### Term

- Investment funding: 1-3 years
- Development funding: up to 18 months

### Security

Our security requirements normally are:

- A first legal charge over the property
- A first floating charge over the assets of the borrowing company
- Personal guarantee where appropriate
- A charge over the construction contract and assignment of collateral warranties for developments

### Interest/Fees

Facility fee – normally 1% payable upon acceptance of the offer.  
Possible redemption fees according to transaction.

Interest is linked to Dunbar Bank Base Rate and, as with fees, the margin is negotiated on each individual facility. Your lender will discuss this aspect with you fully.

For investment loans, interest can be linked to 3 Month LIBOR, and we can also offer fixed or capped rates.

Interest only and capital repayment facilities are available.

Professional fees are payable by you.

### Professional team

For each facility, we will appoint experts including lawyers, valuers and, when necessary, quantity surveyors to work alongside Dunbar Bank throughout your project. Their levels of expertise and attention to detail are geared to provide you with a thoroughly professional, streamlined service.



Pont Street, London



Thornsett has enjoyed a fruitful relationship with Dunbar Bank for many years. It has been satisfying to watch this association develop and more importantly watch our business grow as a result of this unique partnership.

Gerard Cunningham,  
Thornsett Group



# Contacts and locations

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City Park, Glasgow



Dunbar Bank were excellent funding partners with Elphinstone at the start of City Park and shared the same vision we had for this project. The personal service and support we received both locally and nationally was invaluable and it was very enjoyable working with such a committed and dedicated team.

Ken Ross, Elphinstone Group



All our literature is available in large print,  
Braille or on audio tape or CD.

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Authorised and regulated by the Financial Services Authority.  
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Telephone calls may be recorded and monitored to check we've acted on your instructions and we're maintaining a quality service.