

# Another complex case solved



## Who's the star of this story?

1

A client completing a buy-to-let purchase through a limited company, acquiring a property from a deceased estate under a option-to-purchase agreement.

### What was the catch?

The client placed a £3,000 deposit and was permitted to renovate the property prior to completion, allowing them to secure the purchase price at £70,000.

Following the renovations, the property value increased to £125,000, and the client required a mortgage in order to repay the seller and recover the funds they had invested in the property.

2

### How did we make it work?

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We were able to consider the property value based on its current value with the renovation works completed with the borrowing required up to 75% LTV.

4

### How did we seal the deal?

We issued an offer that enabled the client to proceed without the need for bridging finance, saving them from paying bridging costs and allowing the transaction to complete successfully and the borrowing needed at the time for the purchase agreement.

### Key details:

**Lending:**  
£93,750

**LTV:**  
75%

Embracing  
different

 **Saffron**  
For Intermediaries