

# Another complex case solved



## Who's the star of this story?

1

Clients who, rather than move, wanted to make their existing main residence work better for them.

## What was the catch?

Their existing lender would only base borrowing on the property's current value, limiting the funds available for the build.

The property also included an annexe (with its own kitchen and bathroom), which the clients planned to live in during the renovation. Affordability also needed to be assessed using the most recent year's self-employed accounts.

2

## How did we make it work?

3

We assessed the project based on the anticipated end value of the property once works were completed, allowing for a higher overall borrowing. An accountants reference supported the latest year's self-employed accounts, giving us comfort on income stability.

## How did we seal the deal?

4

With a flexible stage payment structure in place, the clients were able to move ahead with their build. The renovation funding also allowed the clients to turn their current home into their dream home.

## Key details:

**Lending:**  
**£311,000**

**LTV:**  
**62%**

Embracing  
different



**Saffron**  
For Intermediaries