

## One loan to cover a portfolio of properties

<b>The client's requirements</b>	<p>A father and son were buying a small portfolio of 6 properties around Edinburgh through a newly formed Limited Company. All properties had sitting tenants which were all let out via local authorities and were due for renewal.</p> <p>The clients were seeking a mortgage to cover the whole portfolio, rather than to finance each property separately with buy-to-let mortgages.</p>
<b>Their financial situation</b>	<p>The client's objective was to grow their property portfolio for long term capital appreciation and rental income. Buying the properties already rented out meant they believed they could acquire them below market value.</p>
<b>Our assessment and solution</b>	<p>Although the Limited Company was relatively new, we reviewed client's overall financial position, taking into account their personal wealth and financial backgrounds. By taking a personal guarantee from the company's Directors, together with a floating charge from the company, we were able to agree one mortgage facility to cover all 6 properties.</p>
<b>The outcome</b>	<p>A £500,000 term loan facility over 5 years was provided, split between a 5-year fixed rate and a lifetime tracker rate.</p>



**Clare Ansell**  
Banking Director

*"Providing one loan to cover a portfolio of properties, to a relatively newly formed company, was more convenient to the client than dealing with multiple loans, potentially from multiple lenders. Having a banker who understands their circumstances could also make adding to their portfolio quicker and easier."*

All borrowing is subject to status and is available to persons of 18 or over. Security might be required for borrowing in the form of a charge or standard security over land, or other forms of security over your investments or other assets. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

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