

## Commercial, Buy to Let & Development Finance

We can assist Buy-To-Let landlords, property developers wanting to purchase their own premises to trade from and applicants wanting to purchase a commercial property to let to another business.

We can also assist businesses to fund the acquisition of land and develop this from a single property through too much larger multi-unit and mixed-use development sites up to 25M possibly larger.a

- ◊ Property development coaching
- ◊ A range of commercial property types considered from all sectors
- ◊ Development funding up to 100% development cost available
- ◊ Buy to let
- ◊ First time landlords.
- ◊ Complex buy to let
- ◊ Offshore companies & trusts.
- ◊ Portfolio finance.
- ◊ Applicants with adverse credit.
- ◊ HMO and Multi let properties.
- ◊ Individual and Limited Companies.
- ◊ Second charges.
- ◊ Commercial finance.
- ◊ Bridge finance.
- ◊ Refurbishment finance.
- ◊ Unsecured business loans for cash flow and expansion

# Loans & Mortgages UK & Overseas

**Wellbeing Investments** is recognised as true specialists in buy to let finance within the mortgage industry. We can help if you are buying your first property, or if you are an experienced buyer looking to add to your portfolio **International Mortgages**

Finance for a holiday home abroad is not normally offered by High Street lenders, however with our connections, we are able to assist with funding for purchases for properties in some of the main holiday hotspots such as Spain, Portugal and France.

We are also able to assist **British Nationals and Foreign Nationals** who reside overseas to purchase property in the UK.

- ✪ Expats buying back in the UK
- ✪ Foreign Nationals resident and non-resident buying in the UK
- ✪ Releasing money from your property
- ✪ Help to buy and shared ownership
- ✪ Applicants with adverse credit history
- ✪ Insurance
- ✪ Coaching to correct your credit score
- ✪ 1st time buyers
- ✪ Home movers
- ✪ Remortgage to a better interest rate
- ✪ British Nationals purchasing holiday homes abroad
- ✪ Guarantor mortgages
- ✪ 2nd charge loans
- ✪ Right to buy

## We Can Help You

Through our experienced specialist mortgage advisers, we aim to help you find the very best property finance to suit your circumstances and guide you effortlessly through the mortgage process.

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