

Life cycle of a bridging loan: From enquiry to completion | Infographic

Education

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At TAB, we're dedicated to guiding you through each stage of your bridging loan process with transparency and care. Our visual guide takes you from enquiry to completion.

Get in touch with our team, for more information, from our email address enquiries@tabhq.com or download a copy of the infographic for your own files and reference.

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Life cycle of a bridging loans: From enquiry to completion



Enquiry

A client makes an enquiry about property finance to the TAB sales team, or their dedicated BDM, providing the loan purpose, amount needed, property valuation and income details.



Terms sent

Internally the CRO, sales director and underwriter will review the enquiry and agree on terms to send to the applicant or broker. The borrower then signs the terms and the loan application form will be sent out to them.



Application

The borrower submits an online application form with personal, financial and employment details, along with essential documents like ID, proof of income, bank statements and property information.

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Underwriting

This process assesses the risk of lending to the borrower. Including thorough checks and evaluating the property's value and location. We provide three to four quotes for valuations and legal services.

Once the client confirms who they would like to proceed with we then instruct.

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Lender reviews application

TAB reviews the application thoroughly, assessing credit, income and repayment capability. The internal team will undertake any administration on the application before handing it over to underwriting.



Offer and terms

The credit committee reviews the assessment to approve or decline the loan. If approved, we may require extra documentation or conditions, and terms might be adjusted for down valuations. The borrower can then accept or decline the final loan offer after fulfilling all requirements.

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Legals

The borrower and lender appoint solicitors to handle the legal aspects of the property purchase or refinancing. After the searches and enquiries are conducted and instructions are made for property purchases, contracts are exchanged.



Disbursement

TAB releases funds to the solicitor, who allocates them. The loan is secured against the property and listed as a security at the Land Registry.

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Funding

TAB utilises various funding sources, such as private investors, and institutional credit facilities, to finance the loan.

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Loan monitoring

The lender continuously assesses the loan status to ensure the borrower complies with the agreed terms.

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Redemption

When the loan term ends, the borrower is required to repay the loan in full. Once the loan repayment has been made, TAB lifts the charge against the property, enabling ownership transfer or refinance and returns on capital to its funders.

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Repayment

Borrowers follow the agreed repayment plan, usually with monthly interest payments; TAB monitors compliance with loan terms and development progress (if required).

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Capital is at risk. Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

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