



## NEWS ANNOUNCEMENT

(30/04/2020)

### CoronaVirus and COVID 19

Here is a short “State of Business” update from the team here at Certain Bridge.

Most Lenders are still lending, a few lenders have slightly reduced their Loan to Value lending, a small minority have temporarily paused lending. Generally, property purchase and sales activity is slower because of the Lock down, however property refinancing remains a buoyant market, albeit with some limitations caused by staff at Solicitors offices having to work remotely from home.

Certain Bridge regularly reviews all of its mortgages and the properties securing the mortgages and it is with confidence we can state that we are incredibly well mortgage secured on all of the Bridge Loans we have originated. Therefore, we are pleased to announce:

- A. We have received some full redemptions in our Mortgages, and also some partial redemptions have taken place. Furthermore, we have been contacted by Solicitors who are under instruction to redeem further mortgages in the next few days.
- B. New Mortgage secured Bridge loans are still being originated by us, however, as a further precautionary measure, we have increased our already substantial security “Cushion Requirement” by offering slightly reduced Loan to Value ratios.

We still receive regular applications for Bridge Finance.

Certain Bridge takes UK real property assets as mortgage security for all Bridge Loans. Ultimately these are not going to disappear / dissipate anywhere and the Loans will always remain fully Property secured until repayment.

It is further worth pointing out that at loan creation we rigorously stress test all the loans secured by the mortgaged Property’s not only for late settlement against a very generous delayed timeline for full recovery including the original pay off amount, but also for 5% per month compounding default interest to be added, and all legal costs.

- C. Finally, as of the date of this communication we have not yet had to take possession of any of our mortgage secured Property’s although as we expand it is natural that at some point this will occur.

End of Announcement.