

Development Finance Supplementary Form

This form is to be used in addition to the Fact Find or Ltd Co. Financial Profile to understand your additional requirements in relation to development finance.

Summary of requirements:										
Are you a? <i>(answer Y (yes) N (no) or tick)</i>	→Ltd Co.?		→Sole Trader?		→Partnership?		→Other?			
Purpose of advance:	→Purchase?		→Capital Raising?		→Self-build:		→2 nd Charge:			
Is the development:	→Residential?		→Commercial?		→Mix?		→Other?			
Is your exit strategy:	→Sale?		→Sell at Auction?		→Refinance?		→Other?			
Do you have planning permission in place?		→If yes, what is the expiry date?								
How long will the development take?		→What is the expected date of repayment?								
Please provide an explanation of your requirements:										
Please provide an explanation of you exit route:										
Please provide an explanation of your experience in new build development, if no experience, details of who will manage the project:										
Finance Requirements:										
Amount required		Term of loan:		Date funds required by:						
Do you want monthly repayment?		Interest rolled up?		Are pre-lets / sales in place?						
What are, the build Costs?		→Your contribution?		→Gross development value?						
Details of the property being offered as security for the loan										
Property address and postcode:										
Freehold or Leasehold?		→If Leasehold, years remaining?								
Construction type?		Age of property?								
Is the current use: <i>(please answer Y or N or tick)</i>	→residential?			→Commercial?			→Land only?			
If commercial, type of business:										
Est. current market value?		Purchase price?								
Amount of mortgage o/s?		Name of Lender?								
If any arrears on the account, please give details:										
If purchase price and value are different, please provide reason:										
Is additional security going to be available? Please answer Y or N and answer further questions below:									<i>Y (yes) or N (no)</i>	
Address 1:					→Current value:					
					→Mortgage outstanding:					
Address 2:					→Current value:					
					→Mortgage outstanding:					
Additional information to support your application:										

Lenders will require additional documentation from you before they make a decision including: 1. A full breakdown of build costs. 2. A copy of planning consent 3. A copy of the site plan and elevations 4. A CV of each applicant.