

Purpose of the Loan

Please provide a brief overview of the purpose of the loan

Type of Finance Required

Tick the appropriate box for the type of finance this enquiry relates to.

Standard Bridging Finance	<input type="checkbox"/>	Refurb Bridging Finance	<input type="checkbox"/>	Bridge to Let Finance	<input type="checkbox"/>
Auction Finance	<input type="checkbox"/>	Ground up Development Finance	<input type="checkbox"/>	Rolling Credit Facility	<input type="checkbox"/>

Security Property Type

Tick the appropriate box for the type of security this enquiry relates to.

Residential only	<input type="checkbox"/>	Commercial only	<input type="checkbox"/>	Mixed use	<input type="checkbox"/>	If mixed use, what percentage will be for residential use	<input type="text" value=""/>	%
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Applicant Details

If using a Ltd Co. LLP or Trust for this enquiry, please provide details.

Company or Trust name	<input type="text" value=""/>	Co. Registration No.	<input type="text" value=""/>
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All applicants must complete, if more than two applicants, please complete this section on another application form

	Applicant 1				Applicant 2			
Title	<input type="text"/>				<input type="text"/>			
Full name	<input type="text"/>							
Date of birth & Sex	<input type="text"/>				<input type="text"/>			
Place of birth	<input type="text"/>							
Permanent place of residence	<input type="text"/>							
Length of UK residency	<input type="text"/>	Years	<input type="text"/>	Months	<input type="text"/>	Years	<input type="text"/>	Months
Home address & Full Postcode	<input type="text"/>							
Residential status	<input type="text"/>							
Date moved in	<input type="text"/>							
Telephone No.	<input type="text"/>							
Email address	<input type="text"/>							
Relationship to other applicants	<input type="text"/>							

Eligibility

	Applicant 1				Applicant 2			
Have you and/or any family member ever lived in or, intend to live in any property connected with this loan enquiry?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Do you currently, or are you intending to work from any property connected to this enquiry?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Have you approached or, do you intend to approach any other lenders or brokers in connection with this enquiry?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Have been refused a mortgage, missed loan payments, or have any adverse credit that may affect your application for finance? (if yes, explain in notes section)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Employment

	Applicant 1		Applicant 2	
Are you in gainful employment?	Full Time <input type="checkbox"/>	Part Time <input type="checkbox"/>	Full Time <input type="checkbox"/>	Part Time <input type="checkbox"/>
Employment status				
Occupation/Job title				
Date started				

Assets – Liabilities – Income - Expenditure

	Applicant 1		Applicant 2	
Assets	Value	Income	Value	Income
Main residence				
Other property				
Investments				
Savings (short term)				
Other				
Totals				
Liabilities	Balance Owed	Monthly Payments	Balance Owed	Monthly Payments
Mortgages & Loans (main residence)				
Mortgages & Loans (other property)				
Unsecured Loans				
Credit & Store Cards				
Other				
Total				
Total Annual Income	Received in the last 12 months		Received in the last 12 months	
All Employment (incl. salary & dividends)				
Pensions & Investments				
Total Income (all sources)				
Expenditure	Monthly outgoings		Monthly outgoings	
Household & living costs				
Other (leisure, holidays etc)				
Total monthly spend				

The Project

Provide a brief summary of the project and the work/development planned.

Planning required
 Planning obtained
 Building regs required
 Permitted Development

Provide details about your experience, other projects you have completed similar to this one.

Loan Requirements

Day 1 funding requirements

Net loan required (Day 1)

Own funds available

Source of own funds

Term of loan required

Interest servicing options

Refurb/Development funding requirements

Refurb/Development type

Total Refurb/Development cost

Contingency allowance

Refurb/Development timescale

Works costs loan required

Please note: If we cannot meet your day 1 loan requirements, we will quote on the maximum loan available to you. You will need to ensure you have the funds to meet the deposit and all other financing costs. Works funds are drawn in arrears in stages agreed with the lender on acceptance of your works schedule.

For development loans, you will need to provide copies of planning consents, any CIL/S106 agreements, full schedule of development costs and timings for the project, professional fees etc. You will need to provide full details of your exit strategy, value per unit, sales & marketing plan, or refinance requirements.

Loan Exit Strategy

Loan repayment options

Expected monthly rental income

Expected GDV on completion

Do you need a refinance quote?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Property Details

Is the property on the market?

Yes No

What is the market value?

Are you buying this property?

Yes No

What is the agreed price?

Do you have a mortgage on this property?

Yes No

If yes, how much do you owe?

Are you repaying the mortgage with this loan?

Yes No

If so, what penalty will you incur?

Address & full postcode

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Is this a standard property?

Yes No

What is/will ownership title be?

If leasehold, remaining term on the lease

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Years

If leasehold, who owns/will own the freehold

Tell us about property type, any non-standard construction, or features, above or adjacent to commercial units, and surrounding area. Failure to provide accurate information could invalidate your terms. If you have any agents details or links to websites describing the property, please provide these with your enquiry.

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Additional Property Details/Cross Collateral Bridging

Is the property on the market?

Yes No

What is the market value?

Are you buying this property?

Yes No

What is the agreed price?

Do you have a mortgage on this property?

Yes No

If yes, how much do you owe?

Are you repaying the mortgage with this loan?

Yes No

If so, what penalty will you incur?

Address & Full Postcode

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Is this a standard property?

Yes No

What is/will ownership title be?

If leasehold, remaining term on the lease

--

Years

If leasehold, who owns/will own the freehold

Tell us about property type, any non-standard construction, or features, above or adjacent to commercial units, and surrounding area. Failure to provide accurate information could invalidate your terms. If you have any agents details or links to websites describing the property, please provide these with your enquiry.

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Notes & Additional Information

For you to provide any further information not covered in this form that would help us, and the lenders understand your current situation and requirements.

Important Information

The purpose of this document is to help us understand your requirements for a bridging loan. Our assessment and any terms or quotes issued will be based solely on the information provided in this and any additional forms you may have completed. Loans may not be granted on this data alone and you may need to provide further information and evidence to support all the data you have given us should you wish to apply for any mortgage or loan. Any rates offered are not guaranteed, may only be valid on the day they were issued as lenders may change rates, criteria, terms, and conditions at any time. We cannot offer any guarantees you will be able to obtain any mortgage or loan based on the information provided in this form and we cannot be held responsible for any decision made by any lender. All regulated firms will carry out their own background checks on the validity of the information you provide to us, and any suspicious activity will be reported to the appropriate authorities.

W P Property Finance is the trading name of Positive Property Finance Ltd. East Bridge House, East Street, Colchester, Essex. CO1 2TX Tel. No. 01206 586580 which is authorised and regulated by the Financial Conduct Authority under FCA reference number: 702870.