

APPLICATION FORM FOR DEVELOPMENT FINANCE
ABC CASE NUMBER
BORROWER NAME

For office use only

A. INTRODUCER DETAILS

First name(s)	Surname
Title <input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/> Other	
Company name	
Network/Mortgage Club	
Address	Email address
	Contact number
Postcode	Introducer FCA number
Broker Fee £	
Which method would you prefer to be shown for the broker fee: deducted from ours or shown as separate? <input type="checkbox"/> Deducted <input type="checkbox"/> Separate	

B. LOAN DETAILS

Loan amount required £	Term of Loan	months
What are the funds going to be used for?		
Site purchase £	Interest £	
Refinance £	Miscellaneous fees and expenses £	
Construction and related fees £	Total £	
Required completion date?	Type of loan <input type="checkbox"/> Refurbishment <input type="checkbox"/> Development <input type="checkbox"/> Land	
What is the exit strategy for the loan? <input type="checkbox"/> Sale <input type="checkbox"/> Refinance <input type="checkbox"/> Part sale/part refinance		
Anticipated prices/sales activity to date/presales £		
Source of funds for the deposit		
How much will you provide from your own funds £		
Will you borrow any further funds for this development? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how much? £		

C. SECURITY

Security Description			
Address			
			Postcode
Tenure	<input type="checkbox"/> Freehold	<input type="checkbox"/> Leasehold	Years remaining on lease?
Ground Rent £		PA	
Security	<input type="checkbox"/> 1st charge <input type="checkbox"/> 2nd charge <input type="checkbox"/> 3rd Party legal charge		
Estimated current value of the site £		Expected GDV on completion £	
Do you own the property?	<input type="checkbox"/> Yes	Date of purchase	Purchase price £
	<input type="checkbox"/> No	Date to be purchased	Purchase price £
Amount outstanding £		To be repaid?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lender			
<p>If you own or have contracted the purchase of the site, have you increased its value? If so, please provide details.</p>			

D. DEVELOPMENT DETAILS

Do you have planning permission?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please provide a copy
Proposed planning permission amendments	<input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details		
Permitted Development Rights (PDR)	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is it full or outline? <input type="checkbox"/> Full <input type="checkbox"/> Outline
Please provide details of any conditions		
Please provide details of any section 106 agreements and/or CIL payments or requirements and timing		

DEVELOPMENT DETAILS (continued)

What type of contract will be entered into? e.g JCT, D&B etc.

Contractor name

What type of building guarantee will be used? e.g NHBC, Premier, etc.

Has the scheme been registered? Yes No If yes, please supply the number

Have any specialist Reports been prepared?
(Environmental, drainage, contamination etc) Yes (please provide copies) No

Have building regulation drawings
been submitted and approved? Yes (please provide evidence) No

Please indicate the anticipated dates for the following events

Exchange of contracts for site purchase

Completion of site purchase

Grant of planning permission/planning valuations

Construction commences*

{Anticipated} construction completes

{Anticipated} Sales commences

{Anticipated} Final sales completes

* In respect of construction, please indicate whether costs are to be spread evenly over the construction period. Specify any phasing of construction pre-sales

Additional information



E. GROSS DEVELOPMENT VALUE

Please specify property type and their respective sales values, including breakdown of any multiple lets.

Quantity	Unit Type	Sq Ft				Phase One	Total
			<input type="checkbox"/> Houses <input type="checkbox"/> Flats @	£	each	£	£
			<input type="checkbox"/> Houses <input type="checkbox"/> Flats @	£	each	£	£
			<input type="checkbox"/> Houses <input type="checkbox"/> Flats @	£	each	£	£
			<input type="checkbox"/> Houses <input type="checkbox"/> Flats @	£	each	£	£
			<input type="checkbox"/> Houses <input type="checkbox"/> Flats @	£	each	£	£
			<input type="checkbox"/> Houses <input type="checkbox"/> Flats @	£	each	£	£

F. DEVELOPMENT COST

	Cost	VAT	Total
Site	£	£	£
Stamp duty	£		£
Associated Acquisition Costs (Legals, searches, insurance etc)	£	£	£
Professional Fees (architects, Quantity Surveyors, Engineer etc)	£		£
Section 106/ CIL	£		£
Build Costs	£	£	£
Contingency	£	£	£
Interest	£		£
Finance Fees	£		£
Marketing, e.g advertising, show home and brochure	£	£	£
Other (describe)	£	£	£
Total development cost	£	£	£

G. VIABILITY

	Total
Total Gross Sales	£
Total Net Sales (net of legal agents incentives)	£
Net Realisation	£
Less Total Development Cost (including non-recoverable VAT) (£)	£
Estimated Development Profit	£
Estimated Percentage Return on Cost (ROC) %	%

H. APPLICANT DETAILS

INDIVIDUAL – GO TO SECTION I - CORPORATE – GO TO SECTION J

I. Applicant 1 <i>Personal Details</i>		Applicant 2 <i>Personal Details</i>	
Title Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="checkbox"/>		Title Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="checkbox"/>	
First name(s)		First name(s)	
Surname		Surname	
Previous surname		Previous surname	
Date of birth		Date of birth	
Marital status		Marital status	
Number of dependant children		Number of dependant children	
Place of birth		Place of birth	
Nationality		Nationality	
Residency status		Residency status	
NI Number		NI Number	
Address		Address	
Postcode		Postcode	
Time at this address Years		Time at this address Years	
Home telephone		Home telephone	
Mobile		Mobile	
Email		Email	
Do you own your own home? <input type="checkbox"/> Yes <input type="checkbox"/> No		Do you own your own home? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Previous address(es) (if less than 3 years at current address)			
Address		Address	
	Postcode		Postcode
Address		Address	
	Postcode		Postcode

Applicant 1 Employment Details		Applicant 2 Employment Details	
Occupation		Occupation	
<input type="checkbox"/> In full time employment <input type="checkbox"/> Self-employed <input type="checkbox"/> Unemployed <input type="checkbox"/> Student <input type="checkbox"/> Retired		<input type="checkbox"/> In full time employment <input type="checkbox"/> Self-employed <input type="checkbox"/> Unemployed <input type="checkbox"/> Student <input type="checkbox"/> Retired	
Name of employer		Name of employer	
Name of your business (if self-employed)		Name of your business (if self-employed)	
Business sector		Business sector	
Length of service with current employer	Years	Length of service with current employer	Years
Business address		Business address	
	Postcode		Postcode
Work telephone		Work telephone	
Previous Bridging Experience			
Have you ever used bridging before? <input type="checkbox"/> Yes <input type="checkbox"/> No		Have you ever used bridging before? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes which lender/provider?		If yes which lender/provider?	

J. CORPORATE BORROWER

Name of Company		Country of Registration	
Address			Postcode
Guarantor 1 Personal Details		Guarantor 2 Personal Details	
Title Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="checkbox"/>		Title Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="checkbox"/>	
First name(s)		First name(s)	
Surname		Surname	
Previous surname		Previous surname	
Date of birth		Date of birth	
Marital status		Marital status	
Number of dependant children		Number of dependant children	
Retirement age	Place of birth	Retirement age	Place of birth
Nationality		Nationality	
NI Number		NI Number	
Address		Address	
	Postcode		Postcode
Time at this address		Time at this address	
Years		Years	
Home telephone		Home telephone	
Mobile		Mobile	
Email		Email	
Relationship to borrower company (<i>tick applicable</i>)		Relationship to borrower company (<i>tick applicable</i>)	
<input type="checkbox"/> Director		<input type="checkbox"/> Director	
<input type="checkbox"/> Shareholder % Shares held		<input type="checkbox"/> Shareholder % Shares held	
Previous address(es) (if less than 3 years at current address)			
Address		Address	
	Postcode		Postcode
Address		Address	
	Postcode		Postcode



K. SOLICITORS DETAILS

Name of firm	
Address	
	Postcode
Contact Name	Telephone
Email address	

L. ACCOUNTANT DETAILS

Accountant	
Address	
	Postcode
Contact Name	Telephone
Email address	

M. BANK DETAILS

Name of bank	
Address	
	Postcode
Account Name	
Account No.	Sort Code
Length of time with bank	

N. ASSETS AND LIABILITIES (to be completed for each applicant &/or guarantors)
ASSETS
Full Address including postcode (private dwelling)

Owned by

Lender

Value	Outstanding mortgage balance	Monthly mortgage payment	Net Asset Value
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£	£	£	£
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Full Address including postcode

Owned by

Lender

Value	Outstanding mortgage balance	Monthly mortgage payment	Net Asset Value
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£	£	£	£
---	---	---	---

Full Address including postcode

Owned by

Lender

Value	Outstanding mortgage balance	Monthly mortgage payment	Net Asset Value
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£	£	£	£
---	---	---	---

Total Value	Total outstanding mortgage balance	Total monthly mortgage payment	Total Net Asset Value
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£	£	£	£
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ASSETS *continued*

Bank/Building Society Deposits		£
Stocks and shares		£
		£
		£
Other Assets (i.e. vehicles, jewellery, art)		£
		£
		£
Life assurances (current surrender value)		£

LIABILITIES

Bank loan		£
Hire purchase & borrowing		£
Charge accounts		£
Guarantees		£
Other liabilities		£



O. CREDIT HISTORY

	Applicant 1	Applicant 2
Have you ever been refused a mortgage on the property to be mortgaged or any other property?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you ever had a judgement for debt recorded against you or if self-employed/controlling director, against your company?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you ever been bankrupt or compounded with your creditors?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you failed to keep up your payments under any present or previous mortgage, rental or loan agreement?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you ever been convicted or charged with any offence other than a driving offence?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you made a claim to the DSS in the last 12 months?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you ever entered into an agreement with creditors?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

P. If you have answered yes to any of the above questions, please provide full details

Q. APPLICATION FORM SIGNATURE

Applicant 1		Guarantor 1 (where applicable)	
	Date		Date
Applicant 2		Guarantor 2 (where applicable)	
	Date		Date

R. IMPORTANT INFORMATION / DECLARATION & SIGNATURE

Please note that it is a criminal offence to knowingly or recklessly give false, inaccurate or misleading information when applying for a loan. If you provide such information, you may be reported to the police and prosecuted.

As a responsible lender, Alternative Bridging Corporation Limited ("ABC" hereafter) will carefully assess the information you have provided in the Application Form in order to decide whether or not to make you an offer of a Loan. Even if we do issue an Offer Letter to you, we have the right at any time before any loan completes to withdraw, revise or cancel our offer without providing a reason.

It is important you ensure that all statements you make in this Application Form and other documents in connection with this application are full and accurate and are correct and that you have read and understood the content of this declaration.

All security property(ies) must be adequately insured, unless indicated to the contrary.

To ABC, its successors and assigns (ABC)

Credit Reference Agencies & Credit Searches

(1) I/We understand and confirm that ABC may make a search or register information about me/us and the conduct of my/our account with a licenced credit reference agency in order to assist ABC in making credit decisions and occasionally for fraud prevention or for tracing debtors.

Processing of Application

(2) I/We authorise ABC to

- (a) make searches of the records at fraud prevention agencies who may provide ABC with information in order to prevent or detect fraud, the information provided in this application can be shared with fraud prevention agency/ies to prevent fraud and money laundering and to verify my/our identity; this will include a search for similar applications with other members and if fraud is suspected details will be shared with them which may be used in their decision making and could result in certain services, finance or employment being refused,
- (b) make such enquiries of any person or organisation (including my/our existing or previous mortgage lenders), as ABC considers necessary in connection with this application; and,
- (c) pass information to financial and other organisations involved in fraud prevention to protect ABC from fraud and theft.
- (d) Give out information about me/us if you have a duty to do so or if the law allows you to do so.
- (3) I/We understand that if I/we give ABC false or inaccurate information and ABC suspect fraud, then ABC will record this; and,
- (4) I/We authorise our solicitor or licensed conveyancer acting on my/our behalf to disclose to ABC or its solicitor and confirm that ABC is authorised to disclose to my/our solicitor or licensed conveyancer, any information relating to this application; and,
- (5) I/We confirm that I/we give up any right to claim solicitor/client confidentiality or legal privilege in respect of such information; and,
- (6) I/We acknowledge and understand that ABC takes its lending both responsibly and seriously and that as part of its Treating Customers Fairly policy, ABC prefers to be proactive and assist customers who need to repay their ABC Loan(s); and,
- (7) I/We appreciate that ABC needs to ensure that the mortgaged property(ies) that I/we have provided as security for my/our Loan must continue at all times to be insured and/or,
- (8) I/We acknowledge and understand that ABC needs to be able to contact some or all of the following in connection with any Loan that I/we may have with ABC namely: my/our solicitor, (where appropriate) the intermediary who introduced me/our loan with ABC and the insurance company(ies) that has/have insured the property(ies) that I/we have provided to ABC as security for my/our Loan.

If we transfer your information to a service provider or agent in another country, we will make sure that the service provider or agent agrees to apply the same levels of protection as we are required to apply to information held in the UK and to use your information only for the purpose of providing the service to us.

Accordingly, I/we irrevocably confirm that until our Loan has been repaid in full, ABC, its successors and assigns may contact and disclose to any of the above mentioned person(s) or organisation(s) and they may disclose to ABC such information as ABC may consider reasonably necessary and request from such person(s) or organisations in dealing with the repayment or refinance of my/our ABC Loan(s) and/or in connection with the insurance of the property(ies) which comprises ABC's security.

By signing this Application Form - either electronically or physically signing it - I/we confirm that the information provided is true, accurate and correct and I/we declare that the information relating to my/our income and outgoings is true and accurate and that I/We am/are financially able to meet all my/our financial commitments including any interest payments I/we will be required to make on my/our Loan.

Under the Data Protection Act 1998, you are entitled to know what information is held about you on our computers and on certain other records and to ask for any inaccurate details to be amended. You may also ask which fraud prevention agencies we use and how they use your information. If you have any questions about the Data Protection Act, or your rights under it, please write to the Data Protection Officer at ABC at ABC Limited, 2 Imperial Place, Maxwell Road, Borehamwood, WD6 1JN.

WARNING: YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE. ONLY SIGN THIS FORM ONCE YOU HAVE CHECKED THAT ALL INFORMATION IS ACCURATE, ESPECIALLY IF COMPLETED BY SOMEONE ELSE ON YOUR BEHALF

Applicant 1		Guarantor 1 (where applicable)	
	Date		Date
Applicant 2		Guarantor 2 (where applicable)	
	Date		Date