

SHORT TERM LOAN ENQUIRY FORM FOR BRIDGING REFURB & DEVELOPMENT

To help you complete this form sections have been colour coded

- Blue sections should be completed for all applications
- Green sections should be completed if they apply to your particular circumstances or, to the nature of your enquiry
- Gold sections only apply to those who are refurbishing or developing the property whether this is to be funded or not
- Orange section to be used only if you are using additional property as security for the loan (i.e.100% bridging)

THE NOTE SECTION SHOULD BE USED TO RECORD ANYTHING NOT COVERED IN THE FORM THAT YOU THINK WILL HELP US GAIN A BETTER UNDERSTANDING OF YOUR NEEDS.

About the type of loan required:

Please provide a brief description of your requirements:

Standard bridging: Refurb bridging: Bridge to let: Development finance: Development exit:

About auction purchases:

If purchasing at auction what is the guide price? What are you prepared to bid up to? What is, or was, the date of the auction?

About the borrowing required:

<p>Loan requirements</p> <p>If you are purchasing, how much are you paying? <input style="width: 150px;" type="text"/></p> <p>How much do you need to borrow? <input style="width: 150px;" type="text"/></p> <p>Over what term? <input style="width: 150px;" type="text"/></p>	<p>Interest payment options</p> <p>Do you want to pay the interest monthly? <input type="checkbox"/></p> <p>Do you want the interest retained/rolled into the loan? <input type="checkbox"/></p> <p>How many months interest do you want retained? <input style="width: 150px;" type="text"/></p>	<p>Your contribution</p> <p>How much do you have to meet the deposit & fees? <input style="width: 150px;" type="text"/></p> <p>What is the source of your own funds? <input style="width: 150px;" type="text"/></p>
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About the property or land to be used as security for the loan:

<p>Is it a property you have, or intend to live in? <input type="checkbox"/></p> <p>Is it a Residential Buy to let investment? <input type="checkbox"/></p> <p>A commercial with living accommodation: <input type="checkbox"/></p> <p>A commercial with no living accommodation: <input type="checkbox"/></p>	<p>Describe the type, the style, and the construction of the property:</p> <input style="width: 100%; height: 40px;" type="text"/> <p>For HMOs, multi-units, retail, offices, warehouse or industrial, please provide more detail about the property:</p> <input style="width: 100%; height: 40px;" type="text"/>	
<p>Provide the full address and postcode: <input style="width: 80%; height: 30px;" type="text"/></p>		<p>Current land or property value: <input style="width: 150px;" type="text"/></p>
<p>Is the property a house or bungalow? <input style="width: 100px;" type="text"/></p> <p>Is the property a flat or maisonette? <input style="width: 100px;" type="text"/></p> <p>Is the property above commercial? <input type="checkbox"/></p> <p>Is it freehold or leasehold? <input style="width: 100px;" type="text"/></p> <p>Has the property been converted? <input type="checkbox"/></p>	<p>How many bedrooms? <input style="width: 50px;" type="text"/> Bathrooms? <input style="width: 50px;" type="text"/> Kitchens? <input style="width: 50px;" type="text"/> Living rooms? <input style="width: 50px;" type="text"/> Other rooms? <input style="width: 50px;" type="text"/></p> <p>How many flats in the block? <input style="width: 50px;" type="text"/> How many storeys in the building? <input style="width: 50px;" type="text"/> Which floor is the flat on? <input style="width: 50px;" type="text"/></p> <p>Please describe the businesses below or adjacent to the property: <input style="width: 100%; height: 30px;" type="text"/></p> <p>If leasehold, how many years remain on the current lease? <input style="width: 100px;" type="text"/></p> <p>If yes, when did the conversion take place? <input style="width: 100px;" type="text"/></p>	<p>Is the land/property currently, or was it previously owned by the local authority? <input style="width: 100px;" type="text"/></p> <p>Is the property Grade II listed? <input type="checkbox"/> When was the property built? <input style="width: 100px;" type="text"/></p>
<p>Tell us about the current, and intended occupancy of the property</p> <p>Is the property currently tenanted? <input type="checkbox"/> Tell us the number and type of tenants who will be occupying the property: <input style="width: 80%; height: 30px;" type="text"/></p>		

Remortgaging: (provide details for any existing mortgages or loans on the property)

Current mortgage:	Lender:	Rate:	Monthly cost:	If any redemption penalties provide amount and end date:
<input style="width: 100%; height: 30px;" type="text"/>	<input style="width: 100%; height: 30px;" type="text"/>	<input style="width: 100%; height: 30px;" type="text"/>	<input style="width: 100%; height: 30px;" type="text"/>	Amount: <input style="width: 100px;" type="text"/> End date: <input style="width: 100px;" type="text"/>
Secured loan:	Lender:	Rate:	Monthly cost:	
<input style="width: 100%; height: 30px;" type="text"/>	<input style="width: 100%; height: 30px;" type="text"/>	<input style="width: 100%; height: 30px;" type="text"/>	<input style="width: 100%; height: 30px;" type="text"/>	Amount: <input style="width: 100px;" type="text"/> End date: <input style="width: 100px;" type="text"/>

Limited company applications:

If applying in a ltd company or LLP,
provide the full name of the business:

Company
number:

Personal details:

	Applicant 1:	Applicant 2:
Full name:	<input type="text"/>	<input type="text"/>
Date of birth:	<input type="text"/>	<input type="text"/>
Home address:	<input type="text"/>	<input type="text"/>
Contact no:	<input type="text"/>	<input type="text"/>
Email:	<input type="text"/>	<input type="text"/>
Nationality:	<input type="text"/>	<input type="text"/>
Country of residence:	<input type="text"/>	<input type="text"/>
Homeowner:	<input type="text"/>	<input type="text"/>
Annual income:	<input type="text"/>	<input type="text"/>

Refurb bridging:

Type of refurb:	Describe the works intended for the property		Permitted development:	<input type="checkbox"/>			
Light:	<input type="checkbox"/>	<input type="text"/>	Planning required:	<input type="checkbox"/>			
Medium:	<input type="checkbox"/>		Planning obtained:	<input type="checkbox"/>			
Heavy:	<input type="checkbox"/>						
How long will the refurb take?	<input type="text"/>	What will the refurb cost?	<input type="text"/>	Funding required to pay for works:	<input type="text"/>	Expected GDV on completion:	<input type="text"/>

Development finance:

Current status of development:	Provide a description of the proposed development:						
Land with planning:	<input type="checkbox"/>	<input type="text"/>					
Land without planning:	<input type="checkbox"/>						
How long will the build take?	<input type="text"/>	Construction costs:	<input type="text"/>	Funding required for construction:	<input type="text"/>	Expected GDV on completion:	<input type="text"/>

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.

Additional property to be used as security for the loan:

Is it a property you have, or currently live in?	<input type="checkbox"/>	Describe the type, the style, and the construction of the property:	<input type="text"/>					
Is it a Residential Buy to let investment?	<input type="checkbox"/>							
A commercial with living accommodation:	<input type="checkbox"/>	For HMOs, multi-units, retail, offices, warehouse, or industrial please provide more detail about the property:	<input type="text"/>					
A commercial with no living accommodation:	<input type="checkbox"/>							
Provide the full address and postcode:	<input type="text"/>		Current property value:	<input type="text"/>				
Current mortgage:	<input type="text"/>	Lender:	<input type="text"/>	Rate:	<input type="text"/>	Monthly cost:	<input type="text"/>	If any redemption penalties provide amount and end date:
				Amount:	<input type="text"/>	End date:	<input type="text"/>	

About your exit strategy:

Are you going to sell the property?	<input type="checkbox"/>	Refinance with a residential loan?	<input type="checkbox"/>	Refinance with a buy to let loan?	<input type="checkbox"/>	If BTL, expected rental per month?	<input type="text"/>
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About your refurb and development experience:

Have you completed 2 or more similar projects within the last 5 years?

If you have ticked yes, how many?

Please provide a summary below of the last 3 completed projects:

Description:	Date completed:	Value:
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

About your current portfolio:

No. properties owned:	No. HMO's:	No. other:	Total portfolio value:	Total borrowing:	Total income p.m.:	Date started:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

About your eligibility:

Question	Answers & explanation:
Has any applicant ever had any adverse credit, or late or missed payments on any secured loan?	<input type="text"/>
Are all applicants tax affairs up to date and in order?	<input type="text"/>
Have you taken tax advice from a qualified professional before setting up a corporate structure?	<input type="text"/>
Have you approached any other broker or lender in connection with this enquiry?	<input type="text"/>

Notes:

Our assessment and any terms or quotes issued will be based solely on the information provided in this form. Loans will not be granted on this data alone and you will need to provide further information and evidence to support all data provided, should you wish to apply for a loan. Any rates quoted are not guaranteed and will only be valid on the date issued. Lenders may change their criteria, terms and conditions at any time. We cannot guarantee you will be able to obtain any mortgage or loan based on the information supplied in this document 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 any information provided to us and suspicious activity will be reported to the appropriate authorities.

Your home or property may be repossessed if you do not keep up to date or make any loan repayments when due for any mortgage or loan secured on the property.

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