

## Commercial Mortgage Enquiry Form

### 1. Loan details:

Application type: Individual/sole trader:  Partnership:  UK limited Company:  LLP:  Trust:

What is the loan amount required?  What is the term of loan required?

Estimated completion date:  Funds available for deposit and fees:

Interest only:  Capital repayment:  Part capital/part interest only:  Amount on interest only:

Do you or any connected business trade from the property? Yes  No  Nature of trade:

Do you or your connected business generate more than 30% of the total rental income? Yes  No

### 2. Mortgage purpose:

Purchase:  Refinance/remortgage:  Refinance & capital raise:  Capital raise only:  Transfer of equity:

**Purchases:** What is the purchase price?  What is the source of deposit?

**Refinance:** What is the estimated value?  Date purchased?  Amount paid?

**If refinance, outstanding mortgage currently secured against the property:**

Current debt:  Lender:  Rate:  Monthly cost:  If any redemption penalties, provide amount and end date:  
Amount:  End date:

**Where you are borrowing additional funds, please explain what this will be used for:**

Consolidation other debts:  Property improvements:  Purchasing another property:  Existing loan + fees:

Other: (please provide detail):

### 3. Security information:

How many properties are being offered as security?  **For portfolio loans, please provide a detailed portfolio spreadsheet:**

Full address and postcode of the property:

**Security type:** Commercial:  Semi-commercial:  % of the property value that relates to residential:

**Tenure:** Freehold:  Leasehold:  Feudal:  If leasehold, no. of years left on the lease:

**Property description:** Pub:  Industrial:  Offices:  Leisure:  Retail:   
Retail with residential accommodation:  Serviced offices:  Other:

**Residential element:** NA  Flat:  Maisonette:  House:  HMO:  If HMO, how many rooms?

Have the external walls been completed with cladding, or has cladding been added to the external walls? Yes  No

**If the property is/has a flat:**

No. units in the block?  No. storeys in the block?  Larger than 30m<sup>2</sup>? Yes  No  Size m<sup>2</sup>?

Has the property been refurbished in the last 12 months? Yes  No  Is the property ready to let? Yes  No

If yes, costs of work completed:

If no, please detail work required:

## Security Information: (continued)

Are you intending to carry out works on any of the properties?  Is there anything non-standard about the property, title or ownership?

If ticked, please provide full details:

Do any of the properties comprise of more than one self-contained unit? Yes  No  How many units?

Will the property have a fully repairing and insuring lease in place on or before completion of the loan application? Yes  No

If no, is the property vacant? Yes  No  If no, is the property let on a licence? Yes  No

No of tenants who will occupy the property:  On what type of tenancy agreement?

How many households?  Will facilities be shared? Yes  No  Annual rental income:

## 4. Additional security: (2<sup>nd</sup> charge only) for portfolio applications please complete a property portfolio spreadsheet

Full address and postcode of the property:

What is the estimated value?  Date purchased:  Amount paid:

Current debt:	Lender:	Rate:	Monthly cost:	If any redemption penalties, provide amount and end date:	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Amount: <input type="text"/>	End date: <input type="text"/>

Product description: House:  Flat:  Maisonette:  HMO:  Student let:

Pub:  Retail:  Industrial:  Offices:  Retail with residential:

Type of security: 1<sup>st</sup> charge:  2<sup>nd</sup> charge:

Tenure: Freehold:  Leasehold:  Feudal:  If leasehold, years remaining on the lease:

If HMO, no. of beds?  No. rooms occupied:  Annual income:  No. rental agreements:

Have the external walls been completed with cladding, or has cladding been added to the external walls? Yes  No

## 5. Applicants details:

Borrower / Guarantor 1:

Borrower / Guarantor 2:

Full name/s:

Date of birth:

Permanent residential address:

Date moved in:

Telephone no.

Email address:

Nationality:

Annual income: (excluding any rental income)

Does any applicant have any personal or business adverse credit? Yes  No  If yes, please provide details in the notes section

## 6. Limited company or LLP details:

Ltd Co. / LLP name:

Company registration No.:

Trading address

UK incorporated: Yes  No

## 7. Eligibility and further information questions:

Are all applicants' personal incomes sufficient to support their personal expenditure?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	If no, please provide further information:
Do all applicants have permanent right to reside in the UK?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	If no, please provide further information:
Has any applicant ever been convicted of any criminal offense?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	If yes, please provide further information:
Does any applicant or any related party dwell or intend to dwell in the security?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	If yes, please provide further information:
Are all applicants tax affairs in order and all HMRC dealings up to date?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	If no, please provide further information:
Has any related corporate structure been set up by a qualified tax adviser?	yes	<input type="checkbox"/>	No	<input type="checkbox"/>	If no, please provide further information:
How many other buy to let/investment properties are owned by the applicants?		<input type="text"/>			You should provide full details in a separate spreadsheet:

It would assist your enquiry if you were able to provide as much information as possible. Details about your current business activities and future business plans, accounts for the business, bank statements, assets and liabilities, income and expenditure details, professional connections. If you present yourself and your business professionally to any prospective lender, you stand a better chance of securing competitive finance to meet your objectives.

## 8. Summary of proposal:

Please outline the purpose of the loan including full details of your objectives, along with the merits of the proposal. Mitigating points relating to any negative aspects should also be explained in this section in order for an accurate initial assessment to take place.

## 9. Further information:

Please use this section to provide further details where necessary and record any additional information in relation to your enquiry

## 10. Declaration & signature:

I/We confirm that the information provided in the document is true, accurate and can be evidenced:

Completed by:

Dated:

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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