

APPLICATION FORM FOR RESIDENTIAL DEVELOPMENT FINANCE

 IF YOU REQUIRE ANY ASSISTANCE
 COMPLETING THIS APPLICATION
 PLEASE PHONE US

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 | | | |
| If you own or have contracted the purchase of the site, have you increased its value? If so, please provide details. | | | |
| Is the property listed? Yes <input type="checkbox"/> No | | | |
| Is a Party Wall Agreement required? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| Have Rights of Light been considered or assessed? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable | | | |

D. DEVELOPMENT DETAILS

| | | | |
|---|--|------------------------|--|
| Do you have planning permission? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Is it full or outline? | <input type="checkbox"/> Full <input type="checkbox"/> Outline |
| Please provide Local Authority reference number | | | |
| 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 | | | |
| Please provide details of any section 106 agreements and/or CIL payments or requirements and timing | | | |
| Notes | | | |

DEVELOPMENT DETAILS (continued)

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

Contractor's Full 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

Construction commences*

{Anticipated} Construction completes

{Anticipated} Sales commences

{Anticipated} Final sales completes

Details of Previous Development Experience

| Project 1 | Project 2 | Project 3 |
|--|--|--|
| Date | Date | Date |
| Site Address | Site Address | Site Address |
| Developer | Developer | Developer |
| Number of units Houses Flats | Number of units Houses Flats | Number of units Houses Flats |
| GDV £ Total Cost £ Profit (Loss) | GDV £ Total Cost £ Profit (Loss) | GDV £ Total Cost £ Profit (Loss) |



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 (Legal Costs, 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) % | % |

INDIVIDUALS (CORPORATE - GO TO SECTION I

H. APPLICANT DETAILS

| Applicant 1 Personal Details | | Applicant 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 | |
| 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? | |
| Notes | | | |
| | | | |

I. CORPORATE BORROWERS

| | | | |
|---|----------------|---|----------------|
| Full 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 | |
| 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 | |
| Address | | Address | |
| | | Postcode | |



Most delay occurs to inadequate or incorrect information. Please help us to avoid this by fully completing the form. If you need any help to do this, **please call us on 020 8349 5190.**

J. SOLICITORS DETAILS

| | |
|---------------|-----------|
| Name of firm | |
| Address | |
| | |
| | Postcode |
| Contact Name | Telephone |
| Email address | |

K. ACCOUNTANT DETAILS

| | |
|---------------|-----------|
| Name of Firm | |
| Address | |
| | |
| | Postcode |
| Contact Name | Telephone |
| Email address | |

L. BANK DETAILS

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

M. ASSETS AND LIABILITIES (to be completed for each applicant &/or guarantors)

PROPERTY ASSETS

| | | | |
|---|-------------------------------------|---------------------------------|------------------------|
| 1.Full Address including postcode (private dwelling) | | | |
| | | | |
| Owned by | | | |
| Lender | | | |
| Value | Outstanding mortgage balance | Monthly mortgage payment | Net Asset Value |
| £ | £ | £ | £ |

| | | | |
|--|-------------------------------------|---------------------------------|------------------------|
| 2.Full Address including postcode | | | |
| | | | |
| Owned by | | | |
| Lender | | | |
| Value | Outstanding mortgage balance | Monthly mortgage payment | Net Asset Value |
| £ | £ | £ | £ |

| | | | |
|--|-------------------------------------|---------------------------------|------------------------|
| 3.Full Address including postcode | | | |
| | | | |
| Owned by | | | |
| Lender | | | |
| Value | Outstanding mortgage balance | Monthly mortgage payment | Net Asset Value |
| £ | £ | £ | £ |

| | | | |
|--------------------|---|---------------------------------------|------------------------------|
| Total Value | Total outstanding mortgage balance | Total monthly mortgage payment | Total Net Asset Value |
| £ | £ | £ | £ |

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 | | £ |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Notes


Most delay occurs to inadequate or incorrect information. Please help us to avoid this by fully completing the form. If you need any help to do this, **please call us on 020 8349 5190.**

N. 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 judgment 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 |

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

Documents and Information Required

To enable us to process the underwriting of this loan without delay, please provide the information and documents listed below and marked with an "X", together with any other information you feel may assist us.

*NOTE: Items marked * can be downloaded from the Alternative Bridging Corporation website at www.alternativebridging.co.uk*

- Accepted Heads of Terms
- Site and Location Plans, Plans and Elevations
- Construction Cost Breakdown/ Preliminary Costs Estimate and Cash Flow Forecast
- Copy of the Planning Permission and S.106 Agreement (Where Applicable)
- Details of the Appointed Professional Team and Contractors
- Full Structure Chart Showing the Relationship Between the Borrower and the Ultimate Beneficial Owner(s) (Where Applicable)
- CV of Directors and Personal Guarantors
- Redemption Statements from all Existing Charge Holders (Where Applicable)
- Any Recent Valuations and/or Estate Agent's Detail
- Examples of Comparable Properties and their Selling Price

Borrowers Identity:

For all individuals, directors, guarantors, +20% Shareholders and Ultimate Beneficial Owners

- Proof of Identity - Passport or Driving License
- Proof of Address - Two from the Following Dated in the Last Three Months;
Utility Bill (not mobile), Bank or Building Society Statement
Please note we do not accept annual statements unless issued within the last 3 months.

O. APPLICATION FORM SIGNATURE

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

P. 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 |