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APPLICATION FORM FOR DEVELOPMENT FINANCE

ABC CASE NUMBER		BORROWER NAME	

For office use only

A. INTRODUCER DETAILS

First name(s)	Surname
Title ☐ Mr ☐ Mrs ☐ Ms ☐ Dr ☐ 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? ☐ Deducted ☐ 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 ☐ Refurbishment ☐ Development ☐ Land
What is the exit strategy for the loan? ☐ Sale ☐ Refinance ☐ 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? ☐ Yes ☐ No If yes, how much? £	

Alternative Bridging Corporation comprises Alternative Bridging Corporation Limited (Registered No. 07194858) and Alternative Bridging Corporation (Cheval) Limited (Registered No. 04219776). Registered in England at First Floor, Healthaid House, 1 Marlborough Hill, Harrow, Middlesex HA1 1UD. Alternative Bridging Corporation Limited and Alternative Bridging Corporation (Cheval) Limited are authorised and regulated by the Financial Conduct Authority (FRN:760465) and (FRN: 300608) respectively.

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C. SECURITY

Security Description			
Address			
			Postcode
Tenure ☐ Freehold ☐ Leasehold		Years remaining on lease?	Ground Rent £ PA
Security ☐ 1st charge ☐ 2nd charge ☐ 3rd Party legal charge			
Estimated current value of the site £		Expected GDV on completion £	
Do you own the property? ☐ Yes ☐ No		Date of purchase	Purchase price £
		Date to be purchased	Purchase price £
Amount outstanding £		To be repaid? ☐ Yes ☐ No	
Lender			

If you own or have contracted the purchase of the site, have you increased its value?
If so, please provide details.

D. DEVELOPMENT DETAILS

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

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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, contanimation 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

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.**

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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
			☐ Houses ☐ Flats @	£ each	£	£
			☐ Houses ☐ Flats @	£ each	£	£
			☐ Houses ☐ Flats @	£ each	£	£
			☐ Houses ☐ Flats @	£ each	£	£
			☐ Houses ☐ Flats @	£ each	£	£
			☐ Houses ☐ 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) %	%

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H. APPLICANT DETAILS

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

I. Applicant 1 *Personal Details*	**Applicant 2** *Personal Details*
Title Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other ☐	Title Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other ☐
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? ☐ Yes ☐ No	Do you own your own home? ☐ Yes ☐ No

Previous address(es) ***(if less than 3 years at current address)***

Address		Address	
	Postcode		Postcode
Address		Address	
	Postcode		Postcode

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Applicant 1 *Employment Details*	**Applicant 2** *Employment Details*
Occupation	Occupation
☐ In full time employment ☐ Self-employed ☐ Unemployed ☐ Student ☐ Retired	☐ In full time employment ☐ Self-employed ☐ Unemployed ☐ Student ☐ 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? ☐ Yes ☐ No	Have you ever used bridging before? ☐ Yes ☐ No
If yes which lender/provider?	If yes which lender/provider?

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J. CORPORATE BORROWER

Name of Company	Country of Registration
Address	Postcode

Guarantor 1 *Personal Details*	**Guarantor 2** *Personal Details*
Title Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other ☐	Title Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other ☐
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 Years	Time at this address Years
Home telephone	Home telephone
Mobile	Mobile
Email	Email
Relationship to borrower company *(tick applicable)*	Relationship to borrower company *(tick applicable)*
☐ Director	☐ Director
☐ Shareholder % Shares held	☐ Shareholder % Shares held

Previous address(es) ***(if less than 3 years at current address)***

Address	Address
Postcode	Postcode
Address	Address
Postcode	Postcode

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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
£	£	£	£

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

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
£	£	£	£

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

LIABILITIES		
Bank loan	Lender	£
Hire purchase & borrowing	Account Name	£
Charge accounts	Account Name	£
Guarantees	Lender	£
Other liabilities	Description	£

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O. CREDIT HISTORY

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

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

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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