

BORROWER APPLICATION FORM



BRIDGE INVEST

Once completed, please send to info@bridgeinvest.co.uk.

Please submit additional forms if more than two borrowers.

For assistance please contact info@bridgeinvest.co.uk or call +44(0)777 595 5944 / +44(0)7796 195 550

RATIONALE FOR LOAN

To purchase the property being granted as security

To purchase another property

Capital raising for business purposes

To apply for planning permission or to develop

To refinance

Other

If other, please specify:

What is the net loan amount required (£):

Loan term required (max 360 days):

When are funds required by:

What will any excess funds be used for:

If purchasing a property:

Have you exchanged:

Yes

No

Purchase price (£):

Expected completion date:

Selling agent details:

Estate agent listing web link:

Source of the deposit:

How will loan interest be serviced?

Primary exit strategy to repay the loan?

Alternative exit strategy to repay the loan?

If the borrower is an individual or partnership:

Q.1 Is the purpose of the loan predominantly for business purposes?

Yes No

Q.2 Will Bridge Invest hold a second charge on the property being granted as security?

Yes No

Q.3 Has the borrower or their family ever resided, currently residing or intend to reside at the property granted as security?

Yes No

Q.4 Is the property granted as security been gifted or inherited?

Yes No

Please note we cannot provide regulated funding

DETAILS OF PROPERTY GRANTED AS SECURITY

Full Address: [Redacted]

Property type: Residential house Residential flat
 Commercial Mixed Use
 Ex-local Shared ownership
 Land

Tenure: Freehold Leasehold

Lease Expiry: [Redacted]

Approx value (£): [Redacted] Price paid (£): [Redacted]

Current use: Vacant
 Being renovated
 Rented

If purchased below market value, was an undervalue indemnity policy taken out:] Yes No

Current lender name: [Redacted]

If purchased below market value, what is the reason: [Redacted]

Outstanding mortgage: £ [Redacted]
 Expiry date: [Redacted]

Anything that may adversely impact the property value: [Redacted]

Will mortgage be repaid upon taking the loan: Yes No

Are any of the tenants: Protected tenants DSS
 Government staff Diplomats

Are mortgage payments up to date: Yes No

Does the property have: Rent arrears Ground rent arrears
 Squatters Fire/flood damage
 Subsidence Party wall disputes

Are/were any funds gifted to purchase the property: Yes
 No

If yes, an undertaking of postponement is required.

Has planning been obtained for any alterations: Yes No

Planning permission: Outline (OPP) Detailed (DPP)

Planning detail: [Redacted]

ADDITIONAL SECURITY (if applicable)

Full Address: [Redacted]

Property type: Residential house Residential flat
 Commercial Mixed Use
 Ex-local Shared ownership
 Land

Tenure: Freehold Leasehold

Lease Expiry: [Redacted]

Approx value (£): [Redacted] Price paid (£): [Redacted]

Current use: Vacant
 Being renovated
 Rented

If purchased below market value, was an undervalue indemnity policy taken out:] Yes No

Current lender name: [Redacted]

If purchased below market value, what is the reason: [Redacted]

Outstanding mortgage: £ [Redacted]
 Expiry date: [Redacted]

Anything that may adversely impact the property value: [Redacted]

Will mortgage be repaid upon taking the loan: Yes No

Are any of the tenants: Protected tenants DSS
 Government staff Diplomats

Are mortgage payments up to date: Yes No

Does the property have: Rent arrears Ground rent arrears
 Squatters Fire/flood damage
 Subsidence Party wall disputes

Are/were any funds gifted to purchase the property: Yes
 No

If yes, an undertaking of postponement is required.

Has planning been obtained for any alterations: Yes No

Planning permission: Outline (OPP) Detailed (DPP)

Planning detail: [Redacted]

FOR CORPORATE BORROWERS ONLY

Company or Trust name: Company registration no:
 Full registered address: Country of incorporation:
 Date of incorporation:
 Full postal address: Company website:

Has the company had a winding up petition made against it: Yes No
 % %

Shareholder names and
 shareholding if >20%:

FOR INDIVIDUALS / COMPANY DIRECTORS / GUARANTORS

FIRST APPLICANT

Applicant type: Borrower Director Guarantor
 Title and full name:
 Other or previous names:
 Gender: Male Female
 Date of birth:
 Country of birth:
 National insurance no:
 No. of years UK resident:
 Right to reside in the UK permanently: Yes No

Nationality:
 Passport number:
 Home telephone no:
 Mobile phone no:
 Marital status:
 Email address:
 Residential status: Owner Tenant Other
 Current address:

Previous address
 in last 3 years
 Landlord contact details:
 (if applicable)
 Employer name:
 Job title:
 (Self) employment industry:
 Gross annual salary (£):
 Other income (£):
 Other income source:

SECOND APPLICANT (if applicable)

Applicant type: Borrower Director Guarantor
 Title and full name:
 Other or previous names:
 Gender: Male Female
 Date of birth:
 Country of birth:
 National insurance no:
 No. of years UK resident:
 Right to reside in the UK permanently: Yes No

Nationality:
 Passport number:
 Home telephone no:
 Mobile phone no:
 Marital status:
 Email address:
 Residential status: Owner Tenant Other
 Current address:

Previous address
 in last 3 years
 Landlord contact details:
 (if applicable)
 Employer name:
 Job title:
 (Self) employment industry:
 Gross annual salary (£):
 Other income (£):
 Other income source:

	<u>FIRST APPLICANT</u>		<u>SECOND APPLICANT</u>	
	Yes	No	Yes	No
Have you ever been refused a mortgage on the property to be granted as security?	Yes	No	Yes	No
Have you ever been declared bankrupt or entered into an Individual Voluntary Agreement?	Yes	No	Yes	No
Have you ever had a court judgment (including a County Court Judgement) against yourself?	Yes	No	Yes	No
Have you ever been an officer of a company where a receiver/ liquidator has been appointed?	Yes	No	Yes	No
Have you ever been convicted of a criminal offence?	Yes	No	Yes	No
Have you missed any secured loan or mortgage payments in the last 12 months?	Yes	No	Yes	No
If you answered 'yes' to any of the above, please provide details below:				

STATEMENT OF ASSETS AND LIABILITIES

<u>Applicant 1</u>	Full address	Asset Value (£)	Outstanding mortgage (£)
Property 1			
Property 2			
Property 3			
Property 4			

Value of bank savings and investments (excluding pension):

Bank overdrafts, hire purchase agreements, credit card balances, tax liabilities and loans not mentioned above:

<u>Applicant 2</u>	Full address	Asset Value (£)	Outstanding mortgage (£)
Property 1			
Property 2			
Property 3			
Property 4			

Value of bank savings and investments (excluding pension):

Bank overdrafts, hire purchase agreements, credit card balances, tax liabilities and loans not mentioned above:

SOLICITOR DETAILS

Name of firm:	Telephone:
Contact name:	SRA number:
Address:	Email address:
	<i>Note: Minimum 3 partner law firm is required</i>

OTHER INFORMATION

Contact for valuation fees:

Contact for valuer access:

Any other information:

FOR PROPERTY DEVELOPMENT LOANS

	£	Cost	£	Loan required
Site acquisition:				
Land	£			
SDLT	£			
Legal and agent fees	£			
Construction (excluding fees & professional costs):				
Prelims, site works, road & drains	£			
Landscaping	£			
Prime building costs	£			
Contingencies	£			
Fees and professional costs:				
Architects, quantity surveyors, engineers	£			
NHBC	£			
Public utilities/services	£			
Planning and building regulations	£			
Furnishings & fittings	£			
Marketing	£			
Finance costs	£			
Other	£			
Total development cost (site, construction, fees):				
Gross sales:	£			
Net sales (after agent & legal fees):	£			
Net Profit (net sales less total development cost):				

Total eventual internal square footage (gross):

Total eventual internal square footage (net):

Build cost per square foot: £

Sale price per square foot: £

Development term (months):

Firm name	Contact name	Telephone number
Architect:		
Structural engineer:		
Quantity surveyor:		
Accountant:		
Local council:		
Project details:		

Previous development experience:

Data Protection Statement

In accordance with standard lending policy, we may verify and credit check your application. This will involve the search of records held by credit reference and fraud prevention agencies. Such agencies not only provide credit and voters roll information, they can verify your identity and also record the details of searches including whether or not your application proceeds. We may check and record your details with fraud prevention agencies. If false or inaccurate information is provided and fraud is identified, details will be passed to fraud prevention agencies. Law enforcement agencies may access and use this information. We and other organisations may access and use from other countries the information recorded by fraud prevention agencies. We and other organisations may also access and use this information to prevent fraud and money laundering, for example, when checking details on applications for credit and credit related or other facilities, managing credit and credit related accounts or facilities, recovering debt, checking details on proposals and claims for all types of insurance, checking details of job applicants and employees. We may search for similar applications made by me/us to other lenders and, if fraud is suspected, other relevant details will be shared with those lenders. Should you have any queries relating to the use and storage of information or if you want to receive details of the relevant fraud prevention agencies we use please write to us at info@bridgeinvest.co.uk. On request, you can receive a copy of all the information which we hold on file for you if you so wish; we may levy a small charge for this service.

Declarations

I/we, the undersigned, declare that the replies to the questions contained in this application form and any supplementary application form(s) are true and complete in every respect to the best of my/our knowledge and understand that Bridge Invest has relied on the replies and may form the basis of any contract between me/us and Bridge Invest Ltd or Bridge Invest Capital Ltd and its transferees and assignees. 'Family' means anyone who is a spouse, parent, brother, sister, child, grandparent or grandchild; or any other person whose relationship with me/us has the characteristics of the relationship between husband and wife

Applicant 1

Applicant 2

Signature:
Print name:
Date:

Signature:
Print name:
Date: