

## Decision in Principle (Commercial)

Introducer Co: \_\_\_\_\_

Introducer name: \_\_\_\_\_ Contact no: \_\_\_\_\_

### Part 1 - Applicant

Name of Business, Partnership or Sole trader: \_\_\_\_\_

Application type:      Limited Company      Partnership      Sole trader

\*If partnership or sole trader, state principal's Date Of Birth(s):

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Full name of prime contact: \_\_\_\_\_

Contact numbers:      1. \_\_\_\_\_      2. \_\_\_\_\_

Permissions:

Contact permitted? Y/N      Best time to call: AM/PM/Eve      Credit Search Authorised? Y/N

### Part 2 – Loan Details

Amount and currency required: \_\_\_\_\_

Repayment term: \_\_\_\_\_ yrs      Capital repayment      Interest only

Purpose of Loan:      Purchase      Refinance      Development Finance      Other: \_\_\_\_\_

### Part 3 – Property details

Address of property to be financed: \_\_\_\_\_

Purchase Price: \_\_\_\_\_

Loan to Value: \_\_\_\_\_ %

Source of deposit: \_\_\_\_\_

If development finance, what is the Gross Development Value at completion: \_\_\_\_\_

Have GDV costs been quantified: Yes No By whom: \_\_\_\_\_

What is the anticipated Internal Rate of Return (IRR) for the project? \_\_\_\_\_

If purchase or remortgage, what is the Property Valuation: \_\_\_\_\_

If applicable, when was property purchased: \_\_\_\_\_ or N/A

Description of property or properties to be mortgaged:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

*(Please continue on a separate sheet if necessary)*

If Commercial Investment please list details of tenants including total annual rent and tenancy short lease expiry dates:

Name of tenant	Annual rent	Lease expires
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

*(Please continue on a separate sheet if necessary)*

If residential investment portfolio, please list properties to include mortgages outstanding, total rental income, current value and date of purchase:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

*(Please continue on a separate sheet if necessary)*

Tenure: Freehold Leasehold

If leasehold how many yrs left on lease: \_\_\_\_\_ yrs

Current loan outstanding: \_\_\_\_\_

Current mortgagees: \_\_\_\_\_

**Part 4 – Business details**

Current total business borrowing:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

*(Please continue on a separate sheet if necessary)*

How many years audited accounts available:    2yrs    3yrs    3+ yrs

How long trading: \_\_\_\_\_ yrs

Nature of business and sector: \_\_\_\_\_

**Part 5 - Credit Status (please provide full details)**

Number and amount of any arrears in the last 12 months: \_\_\_\_\_

County Court Judgements (satisfied and unsatisfied):    Yes    No

If yes, please provide details and whether satisfied or not:

\_\_\_\_\_

Have you or your introducer approached the current provider:    Yes                      No

If you or your introducer has approached other lenders please list them below:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

*(Please list any other relevant information on the continuation sheets below to support this enquiry)*

**Part 6 - Assets & Liabilities**



**Continuation sheet...**

**END.**