



SPECIALIST COMMERCIAL FINANCE

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# Commercial, Semi Commercial & Buy To Let Mortgages decision in principle Form

please photocopy this form for future use

any questions or queries? Call us: 0800 810 1444

**BEFORE COMPLETING THE DECISION IN PRINCIPLE FORM, PLEASE ANSWER THE FOLLOWING QUESTIONS**

Is the Applicant a single applicant, sole trader, partnership or a trust? Yes  No

Is the customer a resident of the UK or the European Union? Yes  No

Will occupants of the primary security be the applicant/a relative\*/an individual beneficiary of a Trust? Yes  No

Does the residential area of the property (including land) exceed 40% of the total property area? \*\* Yes  No

Is the annual turnover of the applicant's business less than £1 million per annum? Yes  No

Will the finance be secured by a first charge over the property offered as primary security? Yes  No

If you have answered Yes to all 6 questions above, please provide your FSA authorisation number

*If you have answered Yes to all 6 questions above and you are not FSA authorised, you can only provide to us the applicant's name, address and telephone number. If you provide any more information you are breaking FSA rules.*

\* Related persons include Spouse, Common law marriage (including same sex, Parent, Brother, Sister, Child, Grandparent, Grandchild)

\*\* Area includes any external land plus the internal floor

## INTRODUCERS DETAILS

Your name  Company name

Your telephone number  Your facsimile number

Your mobile number  Your e-mail address

Fee Amount you wish to add to the advance £  (this is in addition to the commission we pay you)

## LOAN REQUIREMENTS

Amount required £  Term  years Purpose of Advance

Reason for advance Purchase  Re-Finance  Re-Finance & Capital Raising  Capital raising  2nd charge

Repayment option Part capital repayment  Capital repayment  Interest only

## APPLICANTS DETAILS

First named applicant  D.o.B.  /  /

Second named applicant  D.o.B.  /  /

Correspondence Address  Postcode

Application type Individual  Ltd Co  Sole trader  Partnership  LLP

Work tel. no.  Mobile tel. no.  Other tel. no.

Facsimile no.  E-mail Address

Trade / business type  Date Company established  /  /

Is client experienced in this sector Yes  No  If no, is this a new business start up/business purchase Yes  No

Evidence of income available  
 Accounts - 1 year  2 years  3 years  Latest net profit £   
 Payslips/Pensions - Applicant 1 income £  p.a. Applicant 2 income £  p.a.  
 Rental income - £  p.a. Term of lease  yrs Years remaining

## DETAILS OF PROPERTY OFFERED AS SECURITY

Property address  Postcode  LTV requested

Description of property

Title Freehold  Feuhold  Leasehold  Lease years remaining  years

Property type Semi Commercial  Commercial  Residential  Owner occupied  Investment   
(part living accommodation) (no living accommodation) (living accommodation only)

Where property is already owned  
 Date purchased  /  /  Purchase price £   
 Did the purchase price include any element of goodwill, fixtures & fittings or stock? Yes  No   
 Estimated current value (bricks/mortar value only) £   
 Name of mortgagee  Total amount outstanding £   
 Monthly repayment £  Any payments missed in the last year? Yes  No

Where property is to be purchased  
 Does the purchase price include any element of goodwill, fixtures & fittings or stock? Yes  No   
 If Yes, total amount payable for goodwill, fixtures & fittings or stock? £   
 Value of bricks and mortar only £  Purchase price £

Is additional security available? Yes  No  (If Yes, please give details on a separate sheet)

FORWARD TO US TODAY BY EITHER OF THE FOLLOWING METHODS



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