

# Application Form

## Development and Refurbishment

Intermediary use only

### Introducer details

Contact name	Date	
Company name		
Network/Mortgage club (if applicable)		
Telephone		
Mobile		
Email address		
FCA registration number		
Broker fee	£	Payable upfront    Deducted from net loan advance

### Notes to help you complete this form

- If you are not completing this form online, please ensure it is fully completed. Any illegible forms may result in delaying the issue of an Offer Letter.
- If you require more space, please download and use one or more Additional Information forms from [www.octopusproperty.com](http://www.octopusproperty.com). Remember to clearly mark the applicants(s) full name(s) on any additional pages used.

Remember, we're here to help. If you have any difficulty with or questions relating to the completion of this form, then please call us on **0800 294 6850** or email us at [sales@octopusproperty.com](mailto:sales@octopusproperty.com)

**The mortgage ("Loan") cannot complete until we have received a completed Application Form signed by an officer or authorised signatory of the borrower company.**

## A. Loan details

What are the funds going to be used for? (full explanation required)

What is the net land loan amount required £

Development/refurbishment works loan £

Term of the loan

Required completion date

When are you due to commence the works?

How long before you commence the works?

How long will the development/refurbishment take?

How will the loan be repaid? (full explanation required)

Please confirm the source of the funds for the deposit

If repayment by a refinance, please advise name of refinance Lender. If repayment is by means of proceeds of sale, please advise the anticipated price and details of any sales activity to date

## B. Borrower Company's details

Company name

Company number

Address

Postcode

Telephone

Country of registration

Date of incorporation

Nature of business

Are there likely to be any significant changes to the borrower company's income/or expenditure during the term of the Loan?

Yes No  
If 'yes', please give details

If the borrower company owns property other than the security property, what is the value?

£

**Accountant****Name of firm****Address****Postcode****Contact****Email****Telephone****C. Shareholders if different from Guarantor(s)**

(for multi layered company structure please provide shareholding structure chart – for more space use Section K)

**Please provide details of any other shareholders with 10% or more of the shares in the borrower company.****Shareholder 1****Title** (Mr/Mrs/Miss/Ms/Other)**First name****Last name****Residential address****Postcode****Time at present address****Years****Months** If less than 3 years, please provide previous address in Section K**Telephone****Mobile****Date of birth****Country of birth****Current residency status****Percentage of shareholding****%****Shareholder 2****Title** (Mr/Mrs/Miss/Ms/Other)**First name****Last name****Residential address****Postcode****Time at present address****Years****Months** If less than 3 years, please provide previous address in Section K**Telephone****Mobile****Date of birth****Country of birth**

Current residency status

Percentage of shareholding

%

## D. Guarantor

Title (Mr/Mrs/Miss/Ms/Other)

First name

Last name

Residential address

Postcode

Time at present address

Years

Months

If less than 3 years, please provide previous address in Section K

Telephone

Mobile

Date of birth

Country of birth

Citizenship

Relationship to borrower company

Director

Shareholder

Secretary

% shareholding

%

## E. Borrower Company's Solicitor's details

Name of Firm

Address

Postcode

Contact

Email

Telephone

## F. Valuation

Octopus Property will instruct a valuer from its approved panel of surveyors to value the security property(res). Please provide a contact name and a phone number for the surveyor to call to arrange both payment and access.

Name

Telephone

If you have a recent valuation that you would like us to consider, please send it to us. Octopus Property reserves the right to request a visit to any security property by its asset manager. Audit valuations may be required when Octopus Property has not intersected the valuation.

## G. Primary property being used as security for the Loan

Full Address				
	Postcode			
Is the property Freehold or Leasehold?	Yes	No		
If Leasehold, how many years remain on the lease?	years			
Is the Applicant offering Octopus Property Type of property (full description)	First Charge, or	Second Charge on this property?		
What is the condition of the property? (please describe)				
Is the property being purchased	Yes	No. If yes, complete section H		
Have you ever used a bridging loan before?	Yes	No	If yes, with whom?	Octopus Property    Other
Purchase price/price paid?	£			
Estimated value of the property?	£			
Stamp duty	£			
If the property is rented, what is the monthly rental income?	£	per month		
Who will live/lives in the property?	What is their relationship to the Applicant (s)?			

## H. Outstanding Mortgage(s) on primary property being used as security for the Loan

Name of Lender				
Amount borrowed	£			
When loan commenced				
Amount outstanding	£			
Monthly instalment	£			
Payment up to date?	Yes	No	If 'no' amount of arrears £	
Are there any further mortgages on the property?	Yes	No		

If more than one charge, please advise details in Section K.

### Please provide schedule of works/detailed development budget:

Pure development costs	£			
Contingency	£			
CIL/S106	£			
Professional fees	£			
Marketing/advertising (not sales costs)	£			

<b>Status of the planning permission</b>					
<b>Expected GDV on completion</b>	<b>£</b>				
<b>Flats:</b>	Value <b>£</b>	NIA	sq ft	GIA	sq ft
<b>Houses:</b>	Value <b>£</b>	NIA	sq ft	GIA	sq ft
<b>Retail/commercial:</b>	Value <b>£</b>	NIA	sq ft	GIA	sq ft
<b>Freehold:</b>	Value <b>£</b>				

Note: If more than one property please download and complete an Additional Security Property Form from [www.octopusproperty.com](http://www.octopusproperty.com) for each additional property.

If any property being offered as security is owned by more than one person, we may require all these persons to be parties to the loan.

### I. Credit History of Borrower Company/Directors/Shareholders

<b>1. Has the borrower company/directors/shareholders ever been refused a mortgage on the property to be mortgaged or, any other property?</b>	Yes	No
<b>2. Has the borrower company/directors/shareholders ever had a judgement for debt recorded against it?</b>	Yes	No
<b>3. Has the borrower company/directors/shareholders ever failed to keep up payments under any present or previous mortgage, rental or loan agreements?</b>	Yes	No

Note: If you have answered 'yes' to any of the above, please give details in Section K.

### J. Credit history of Guarantor(s)

	Guarantor 1		Guarantor 2	
<b>1. Has the borrower company/directors/shareholders ever been refused a mortgage on the property to be mortgaged or, any other property?</b>	Yes	No	Yes	No
<b>2. Have you ever had a judgement for debt recorded against you or, if self employed/controlling director, against your company?</b>	Yes	No	Yes	No
<b>3. Have you ever been declared bankrupt or if self employed/controlling director had a company go into administration?</b>	Yes	No	Yes	No
<b>4. Have you ever failed to keep up your payments under any present or previous mortgage, rental or loan agreement?</b>	Yes	No	Yes	No
<b>5. Have you ever been convicted or charged with any other offence other than a driving offence?</b>	Yes	No	Yes	No
<b>6. Have you made a claim to the DSS in the last 12 months?</b>	Yes	No	Yes	No

Note: If Applicant(s) has answered 'yes' to any of the above, please give details in Section K.

### K. Additional information

Please provide any additional information you believe will assist the application including any documents, eg existing valuation, mortgage offers etc.

Number of Additional Information Forms (if any that have been added to this form) \_\_\_\_

If you have any questions please get in touch on **0800 294 6850** or at [sales@octopusproperty.com](mailto:sales@octopusproperty.com)

## L. Personal statement of assets and liabilities – Company applicants

Please complete one form per person. If assets are in the name of a Company or Trust, please advise details. Use additional sheets if space on this form is insufficient.

### Income details (gross per annum)

Salary	£	Comments
Other annual income (eg pensions, annuities)	£	
Bonus	£	
Rental income	£	
Dividends/investments	£	
Other (interest income etc)	£	
<b>Total Income</b>	<b>£</b>	

### Property Investments

Full address including full postcode	Owned by	Full value £	Outstanding mortgage amount £	Your share of this property (%)	Annual mortgage costs £	Lender	Total net asset value £
		<b>Your share of full value £</b>		<b>Your share loan amounts £</b>	<b>Your share of annual rent £</b>	<b>Your share of annual mortgage costs £</b>	
<b>Your share</b>							

**Investments (quoted)/shares**

Company name	Number of shares	Value
		£
		£
		£
		£
		£
		£ 0

**Investments/value of your share of the owned businesses**

Company name	% ownership	Value
	%	£
	%	£
	%	£
	%	£
		£ 0

**Cash**

Bank	Value
	£
	£
	£
	£
	£ 0

**Other assets: vehicles/valuables**

Description	Value
	£
	£
	£
	£
	£ 0

**Liabilities****Lender of finance company loans**

Lender	Purpose	Amount outstanding
		£
		£
		£
		£
		£ 0

**Tax/other liabilities**

Company name	Number of shares	Value
		£
		£
		£
		£
		£ 0

**Personal guarantees**

In favour of (bank/finance company/other)	Amount
	£
	£
	£
	£
	£ 0

**Summary**

Assets	Value
Main residence	£
Property investments	£
Investments (quoted)/shares	£
Investments/value of your share of the owned businesses	£
Cash	£
Other assets: vehicles/valuables	£
<b>TOTAL ASSETS</b>	£
<b>NET WORTH</b>	£

Liabilities	Value
Main residence	£
Property loans	£
Bank or finance company loans	£
Tax/Other liabilities	£
<b>TOTAL LIABILITIES</b>	£
<b>PERSONAL GUARANTEES</b>	£
	£

Applicant Signature

Print Name

Date



## Declaration and 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 the borrower company through its officers, shareholders or employees provided such information, those concerned may be reported to the police and prosecuted.

As a responsible lender Octopus Property will carefully assess the information provided in the Application Form in order to decide whether or not to make the borrower company ("Company") an offer of a Loan. Even if we do issue an Offer Letter, 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 that the officers of the Company ensure that the details provided in this Application Form are correct and that the signatories have read and understood the contents of this declaration.

**To: Bridgeco Limited, trading as Octopus Property and its subsidiary companies, their successors and assigns ("Octopus Property")**

## Credit Reference Agencies & Credit Searches

I/We: Being officers of the Company

(1) I/We confirm that I/we am/are duly authorised to make this application, have completed or fully read the contents of this Application Form and warrant and declare that the information provided is true and accurate to the best of my/our knowledge and belief; and

(2) I/We agree and confirm that Octopus Property may at any time make a search or register information about me/us and the conduct of my/our obligations and liabilities to Octopus Property with a licensed credit reference agency in order to assist Octopus Property in making credit decisions and occasionally for fraud prevention or for tracing debtors.

## Processing of Applications

I/We: Being the Guarantor(s) named in this Application Form

(1) I/We agree and confirm that Octopus Property may at any time make a search or register information about me/us and/or the Company and the conduct of my/our and/or the Company's account with a licensed credit reference agency in order to assist Octopus Property in making credit decisions and occasionally for fraud prevention or for tracing debtors.

(2) I/We authorise Octopus Property to:

(a) make searches of the records at fraud prevention agencies who may provide Octopus Property with information about other applications made and any data recorded and they will record information about your application so that other users of the agencies may use the information in making their decisions; and,

(b) make such enquiries of any person or organisation (including my/our existing or previous mortgage lenders), as Octopus Property considers necessary in connection with this application; and,

(c) pass information to financial and other organisations involved in fraud prevention to protect Octopus Property from fraud and theft. Assisting Octopus Property with the repayment of my/our Loan

## Assisting Octopus Property with the repayment of my/our Loan

I/We: Being the officers of the Company and/or Guarantor(s) named in this Application Form

(1) I/We agree that if I/we give Octopus Property false or inaccurate information and Octopus Property suspect fraud, then Octopus Property will record this; and,

(2) I/We authorise our solicitor or licensed conveyancer acting on my/our behalf to disclose to Octopus Property or its solicitor and confirm that Octopus Property is authorised to disclose to the Company's and/or my/our solicitor or licensed conveyancer, any information relating to this application; and,

(3) I/We confirm that I/we give up any right to claim solicitor/client confidentiality or legal privilege in respect of such information; and,

(4) I/We acknowledge and agree that Octopus Property takes its lending both responsibly and seriously and that as part of its Treating Customers Fairly policy, Octopus Property prefers to be proactive and assist customers who need to repay their Loan(s); and,

(5) I/We appreciate that Octopus Property needs to ensure that the mortgaged property(ies) that the Company and/or others has/have provided as security for the Loan(s) must continue at all times to be insured and/or,

(6) I/We acknowledge and agree that Octopus Property needs to be able to contact some or all of the following in connection with any Loan that the Company or I/we may have with Octopus Property, namely: the Company's solicitor, (where appropriate) the intermediary who introduced the Company's Loan application

to Octopus Property, other intermediaries and lenders who might be able to assist the Company with refinancing the Loan(s) with Octopus Property and the insurance company(ies) that has/have insured the property(ies) that the Company or I/we have provided to Octopus Property as security for the Loan.

(7) Where Octopus Property take or propose to take a guarantee or security from a third party for my/our obligations under the proposed loan or in respect of other indebtedness from me/us to Octopus Property or where Octopus Property take or propose to take a deed of consent and waiver from a third party in connection with the loan or the security for the loan then I/we consent to Octopus Property now and from time to time disclosing information to the third party and their legal and other advisers, about me/us, my/our financial circumstances, the proposed loan, the purpose of the proposed loan, the conduct of my/our account(s) and my/our present and proposed liabilities and obligations to Octopus Property.

Accordingly, the Company and Guarantor(s) hereby irrevocably confirm that until the Company's Loan has been repaid in full, Octopus Property and its subsidiary companies, their successors and assigns may contact and disclose to any of the above mentioned person(s) or organisation(s) and they may disclose to Octopus Property such information as Octopus Property may consider reasonably necessary and have requested from such person(s) or organisations in dealing with the repayment or refinance of the Company's Loan(s) and/or in connection with the insurance of the property(ies) which comprises Octopus Property's security. All information supplied by you or about you at any time by any person may be held and retained after your account is closed and may be:

- disclosed to anyone who buys or might buy or fund your Mortgage; and, where you have fallen behind with your payments to credit reference and other agencies, and other third parties including other lenders;
- used by us and anyone appointed by us to manage your Mortgage, make lending decisions, or for business analysis or market research purposes.

From time-to-time we may send you marketing information about our products and services, however we will not share your information with anyone outside of Octopus Property, for marketing purposes.

You have the right to opt out of receiving marketing material at any time, to do so please contact us. For further information, please see our privacy policy which can be found on our website [www.octopusproperty.com](http://www.octopusproperty.com).

By signing this Application Form I/we being officers of the Company confirm that the information provided is true, accurate and correct and I/we being the Guarantor(s) named in this Application Form declare that the information relating to my/our income and outgoings is true, accurate and correct and that I/we am/are financially able to meet all my/our financial commitments including any interest payments on the Company's Loan I/we are called upon to make.

**Officer 1 (or authorised signatory)**

Applicant Signature

Print Name

Date

**Guarantor 1 (where applicable)**

Applicant Signature

Print Name

Date

**Officer 2 (or authorised signatory)**

Applicant Signature

Print Name

Date

**Guarantor 2 (where applicable)**

Applicant Signature

Print Name

Date