

# Regulated Loan Process Notes

## How we will process loans

### Fee Collection

When the borrower has agreed to pay a fee to the introducing broker, Alternative Bridging Corporation (Cheval) Limited will include this payment in the Loan Agreement. We will deduct it from the loan at completion and pay it over to the broker.

### Financial Conduct Authority Authorisation

When submitting each new application, please inform us your FCA Licence number to enable us to consider the application.

### Anti-Money Laundering ("AML") and Know Your Clients ("KYC") Requirements

- Alternative Bridging Corporation (Cheval) Limited Application Form including:
  - Full name of Borrower(s)
  - Home address(es)
  - Date(s) of birth
  - Home telephone number(s)
  - Passport (original to be copied and returned)
  - Two recent utility bills certified to be true copies by a qualified solicitor, accountant or bank manager.
  - Copy photo driving licence certified by the client's solicitor.

### Decision in Principle

We will provide decisions in principle over the phone or in writing on receipt of:

- A completed Alternative Bridging Corporation (Cheval) Limited Enquiry Form or Alternative Bridging Corporation (Cheval) Limited Application Form
- Broker's FCA Licence number

### Submitting an Application

We wish to process your loan application without unnecessary delay, so please ensure you provide all of the information as soon as possible. This should include (if not previously provided):

- Alternative Bridging Corporation (Cheval) Limited Application Form signed by all parties to the loan (original not copy)
- Alternative Bridging Corporation (Cheval) Limited Schedule of Tenancies (if appropriate)
- Alternative Bridging Corporation (Cheval) Limited Personal Liability Statement for each borrower/guarantor
- Accepted Heads of Terms signed by all parties to the loan (original, not copy)
- Any recent valuation and/or estate agent's particulars
- Your FCA license number

### Alternative Bridging Corporation (Cheval) Limited's Valuer

Alternative Bridging Corporation (Cheval) Limited will select and instruct an independent panel valuer to prepare a valuation report at the borrower's expense. The fee for this will be payable directly to the valuer by the borrower before the report is prepared.

If you wish us to consider an existing valuation report we may be prepared to do so, dependent upon the firm selected and the type of property to be mortgaged. We may require the valuer to adapt the report to meet our criteria.

### Loan Agreement

Alternative Bridging Corporation (Cheval) Limited will prepare and issue the loan agreement for consideration and completion.

### Alternative Bridging Corporation (Cheval)'s Solicitor

Alternative Bridging Corporation (Cheval) will instruct their own firm of solicitors to investigate title and to prepare mortgage and any guarantees at the borrower's expense. The lender's legal fees will be payable directly by the borrower.