



Development Finance Application Form



The **better** alternative for property loans

Alternative Bridging Corporation comprises Alternative Bridging Corporation Limited (Registered No.7194858) and Alternative Bridging Corporation (Cheval) Limited (Registered No.4219776). Both are registered in England at First Floor, Healthaid House, 1 Marlborough Hill, Harrow, Middx HA1 1UD. Alternative Bridging Corporation (Cheval) Limited is authorised and regulated by the Financial Conduct Authority (FRN:300608).

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Alternative Bridging Corporation

Building 2, Imperial Place, Maxwell Road, Borehamwood, Hertfordshire WD6 1JN



application form

1

Introducer _____

Contact No. _____

I/We apply for the loan of: Land £ _____

Construction £ _____

Repayable within _____ Months

As security for the loan I/we offer

First/Second charge on _____

First/Second charge on _____

Additional information to help us make a decision:

2A Information for Corporate Borrowers

Name of Company _____

Address _____

_____ Postcode _____

Telephone _____

2B Personal applicant(s) / guarantors details

Applicant 1

Full name _____

Previous name(s) _____

Residential address _____

_____ Postcode _____

Home Tel _____ Work Tel _____

Mobile _____

Email _____

Place of Birth _____ Date of Birth _____

Nationality _____

National Insurance no. _____

Marital Status _____

Previous address(es) if less than 3 years at above _____

_____ Postcode _____

_____ Postcode _____

Applicant 2

Full name _____

Previous name(s) _____

Residential address _____

_____ Postcode _____

Home Tel _____ Work Tel _____

Mobile _____

Email _____

Place of Birth _____ Date of Birth _____

Nationality _____

National Insurance no. _____

Marital Status _____

Previous address(es) if less than 3 years at above _____

_____ Postcode _____

_____ Postcode _____



3 Status (Corporate borrowers please provide details for Company and Directors)

Applicant 1

Bankers _____

Address _____

 _____ Postcode _____

Account Number _____ Sort Code _____

Accountants _____

Address _____

 _____ Postcode _____

Solicitors _____

Address _____

 _____ Postcode _____

Other Lenders name(s) and address(es) and Account Numbers:

Applicant 2

Bankers _____

Address _____

 _____ Postcode _____

Account Number _____ Sort Code _____

Accountants _____

Address _____

 _____ Postcode _____

Solicitors _____

Address _____

 _____ Postcode _____

Have you/your spouse or any Company of which you are/have been a Director or Shareholder ever been adjudged bankrupt, made a composition with creditors or had judgements made against you? YES NO If 'YES' please provide full details

4 Property to be mortgaged (use one form for each property)

Address _____ Postcode _____

Purchase price £ _____ Amount to be provided from Applicant's resources £ _____

Where property is already owned

Date of purchase _____ Approx present value £ _____

Purchase price £ _____ Outstanding mortgage? £ _____

To be repaid YES NO

Name and address of Lender _____

_____ Postcode _____

Account Number _____

Brief description of property (stating age, accommodation, type of structure, etc.) Please attach a photograph and /or Estate Agents' Particulars if available. _____



5 Details of development

Existing Planning Permission Date _____ Copy provided? YES NO

Permitted Development _____

Proposed Planning Permission Amendments (if any) _____

1. Will fixed price JCT contract be entered into? YES NO

If yes, name and address of Contractor _____

2. Will NHBC, Premier Guarantee, or similar Certificates be issued? YES NO

If yes, please give the Registration Number and Issuer _____

3. Has an Environmental Report been prepared? YES NO

If yes, please provide a copy or detail below any adverse conditions and by whom prepared _____

4. Have Building Regulations been satisfied? If so, please provide confirmatory evidence YES NO

Please indicate the anticipated dates for the following events

Exchange of Contracts for Site Purchase Date _____

Completion of Site Purchase Date _____

Grant of Planning Permission / Planning Variations Date _____

Construction Commences* Date _____

Construction Completed Date _____

Sales Commence Date _____

Final Sale Completed Date _____

* In respect of construction, please indicate whether costs are to be spread evenly over the construction period. Specify any phasing of construction or presales.



6 Gross Development Value

Please specify below the house or flat types and their respective sale values

Quantity	Unit Type	Sq Ft		Phase One	Total
<input type="text"/>	<input type="text"/>	<input type="text"/>	Houses / Flats @ <input type="text"/> £ <input type="text"/> each	<input type="text"/> £	<input type="text"/> £
<input type="text"/>	<input type="text"/>	<input type="text"/>	Houses / Flats @ <input type="text"/> £ <input type="text"/> each	<input type="text"/> £	<input type="text"/> £
<input type="text"/>	<input type="text"/>	<input type="text"/>	Houses / Flats @ <input type="text"/> £ <input type="text"/> each	<input type="text"/> £	<input type="text"/> £
<input type="text"/>	<input type="text"/>	<input type="text"/>	Houses / Flats @ <input type="text"/> £ <input type="text"/> each	<input type="text"/> £	<input type="text"/> £
Capitalised Ground Rents				<input type="text"/> £	<input type="text"/> £
LESS Legal and Agent's Fees on Sales				<input type="text"/> £	<input type="text"/> £
Gross Development Value (Total A)				<input type="text"/> £	<input type="text"/> £

Development Cost

	Cost	VAT*	Total
Site	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £
Stamp Duty	<input type="text"/> £	<input type="text"/> £ NIL	<input type="text"/> £
Legal, Agents and other Fees on Acquisition	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £
Infrastructure (Roads, Sewers, etc)	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £
Construction	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £
Professional Fees (Architects, Quantity Surveyor, Engineer)	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £
Show Home, Brochure, Advertising etc	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £
Interest at _____ %	<input type="text"/> £	<input type="text"/> £ NIL	<input type="text"/> £
Other _____	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £
Contingency at _____ %	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £
Total Development Cost (Total B)	<input type="text"/> £	<input type="text"/> £	<input type="text"/> £

*Only record non-recoverable VAT

Viability

	Total
Net Realisations (Total A)	<input type="text"/> £
LESS Total Development Cost (including Non-recoverable VAT) (Total B)	<input type="text"/> (£)
Estimated Development Profit	<input type="text"/> £
Estimated Percentage Return on Cost (ROC)	<input type="text"/> %



7 Documents

Please provide the following documents as appropriate:

Site Plan _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Location Plan _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Plans and Elevations of House Types _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Specifications _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Construction Cost Breakdown, QS Report, Tender _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Agent's Marketing Advice _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Planning Permission _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Listed Building Consent _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Building Regulations Approval _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
NHBC, Premium Guarantee, or similar Registration _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Valuation (Please do not instruct a new report) _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Estate Agent's Particulars and Photos of the Property _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Audited Accounts of Borrower(s), Guarantor(s) _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING

Alternative Bridging Corporation may make a search and/or register information about you (and your Directors if you are a company) and the conduct of your account with a licensed credit reference agency. Information received and / or registered is used only to help make credit decisions, occasionally for fraud prevention or for tracing debtors, and by signing these terms you consent to our taking this action. In order to prevent or detect fraud the information provided in this application will be checked with and recorded by a fraud prevention agency. This will include a search for similar applications with other members and if fraud is suspected details will be shared with them which may be used in their decision making.

Under the Data Protection Act 1988 you are entitled to know what information is held about you on our computers and on certain other records and to ask for inaccurate details to be amended. You may also ask which fraud prevention agencies we use. If you have any queries or require further information please write to the Data Protection Officer of the Company.

WARNING: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT

**ONLY SIGN THIS FORM ONCE YOU HAVE CHECKED THAT ALL INFORMATION IS ACCURATE,
ESPECIALLY IF COMPLETED BY SOMEONE ELSE ON YOUR BEHALF**

In addition to any disclosures we might be required to make by law, by signing this you authorise us to use the information in this form and any additional information that you supply us for our business purposes. You further authorise us to pass on this information to any associated or third parties as we deem necessary for the furtherance of this transaction and any other related and/or future transactions with you or any party associated with you.

I hereby consent to my details being given to all necessary third parties on signing this document.

Signature 1 _____	Signature 2 _____
Signature _____	Signature _____
Print name _____	Print name _____
Position* _____	Position* _____
Date _____	Date _____

* For corporate borrowers this form must be signed by a Director or Company Secretary on behalf of the Company

