

# Commercial and Residential Development Finance Fact Find

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Intermediary

Contact Name

FSA: Are you  A directly authorised firm or individual  
 An appointed representative  
 An authorised network  
 Non-authorised

If Network

Network name

FSA Number (If applicable/available)

Telephone

Fax

Email

Mobile

CMS to contact client directly?  Yes  
 No

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## AUTHORITY

Please confirm that the applicant has given authority for the intermediary to supply the information requested below to (CMS or Branded AP)I and the release of this information to any other third party connected with this introduction or placement of the transaction.

- Yes
- No

- Verbally
- In writing

We may need to undertake a credit search, record information, disclose information as necessary to negotiate terms with a funding source and disclose information if required to do so by law, please confirm that the applicant has given authority for us to do so.

- Yes
- No

- Verbally
- In writing

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## RESIDENTIAL DEVELOPMENT

Site purchase price £  or Value if already owned £

Is this site being purchased at under Market Value?  Yes

Estimated Market value £

No

Not known

New Build or  Conversion

Development cost £

Estimated re-sales £

Facilities acquired £  or \* Maximum Available £

Brief description of project

Is there a current Detailed Planning Consent?

Yes

No

Not Known

Does the developer have previous development experience?  Yes

No

Not known

If the site is already owned, give details of any current loan against it.

Amount £

Name of current lender

### Commercial Mortgage Solutions

Tel: 01425 652006 Email: [adrianc@cms-comm.co.uk](mailto:adrianc@cms-comm.co.uk) Fax: 0700 349 6205

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Fordingbridge, Hampshire SP6 1DY

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## SECURITY DETAILS

Address of Security

Address:

Town:

Postcode:

Tenure of Security

Freehold

Feuhold

Leasehold

Years remaining on lease (if applicable)  years

Not known

Brief description of the property:

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## LIMITED COMPANY

Company name

Business Address   
Address:  
Town:  
Postcode:

Correspondence Address  
 As above

Address:  
Town:  
Postcode:

Person dealing

Telephone number

Mobile number

Date of incorporation   Not Known

Company Registration number   Not Known

How long trading

Nature of Business

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## LIMITED COMPANY – DIRECTORS DETAILS

Director 1	Director 2
Title	Title
Forename	Forename
Surname	Surname
Date of Birth	Date of Birth
Address	Address
Town	Town
Postcode	Postcode
Do you have a Residential Mortgage Yes <input type="checkbox"/> No <input type="checkbox"/>	Do you have a Residential Mortgage Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, any arrears in last 12 months Yes <input type="checkbox"/> No <input type="checkbox"/>	If Yes, any arrears in last 12 months Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, how many missed payments <input type="text"/>	If Yes, how many missed payments <input type="text"/>

Director 3	Director 4
Title	Title
Forename	Forename
Surname	Surname
Date of Birth	Date of Birth
Address	Address
Town	Town
Postcode	Postcode
Do you have a Residential Mortgage Yes <input type="checkbox"/> No <input type="checkbox"/>	Do you have a Residential Mortgage Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, any arrears in last 12 months Yes <input type="checkbox"/> No <input type="checkbox"/>	If Yes, any arrears in last 12 months Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, how many missed payments <input type="text"/>	If Yes, how many missed payments <input type="text"/>

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## SOLE TRADER

Applicant's full name

Date of birth

Trading name

Type of business

Business Address  
Address:   
Town:   
Postcode:

Correspondence Address  
 As above

Address:   
Town:   
Postcode:

Residential Address  
Address:   
Town:   
Postcode:

Do you have a residential mortgage  Yes  No  
If YES any arrears in the past 12 months  Yes  No

If YES how many missed payments

Telephone number

Mobile number

How long trading

Nature of Business

Does the Applicant or related person (spouse, common law partner, parent, sibling, child, grandchild, and grandparent) dwell or intend to dwell at part of the property offered as security?

Yes  No

If yes, does this part exceed 40% of the total security area?

Yes  No

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## PARTNERSHIP

Partnership name

Trading name  
(If different)

Business Address   
Address:  
Town:  
Postcode:

Correspondence Address

As above

Address:  
Town:  
Postcode:

Person dealing

Telephone number

Mobile number

How long trading

Nature of the business

Does the Applicant or related person (spouse, common law partner, parent, sibling, child, grandchild, and grandparent) dwell or intend to dwell at part of the property offered as security?

Yes  No

If yes, does this part exceed 40% of the total security area?

Yes  No

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## PARTNERSHIP – PARTNER DETAILS

### Partner 1

Title
Forename
Surname
Date of Birth
Address
Town
Postcode
Do you have a Residential Mortgage Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, any arrears in last 12 months Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, how many missed payments <input type="text"/>

### Partner 2

Title
Forename
Surname
Date of Birth
Address
Town
Postcode
Do you have a Residential Mortgage Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, any arrears in last 12 months Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, how many missed payments <input type="text"/>

### Partner 3

Title
Forename
Surname
Date of Birth
Address
Town
Postcode
Do you have a Residential Mortgage Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, any arrears in last 12 months Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, how many missed payments <input type="text"/>

### Partner 4

Title
Forename
Surname
Date of Birth
Address
Town
Postcode
Do you have a Residential Mortgage Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, any arrears in last 12 months Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, how many missed payments <input type="text"/>

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## FINANCIAL

### Income Evidence

Self declaration  
Gross income PA £

1 years audited accounts  
Net Profit £

Annual Rental Income £

Employed Income £

Other

## CREDIT HISTORY

Any existing CCJs  Yes  
 No

If yes, number of unsatisfied CCJs in the past 2 years  
Value   
 Not known

Any arrears in the last 12 months  Yes   
 No

If yes, highest arrears in the past 12 months (remortgages only)  
Value   
Months

Previous Bankruptcy  Yes  
 No  
If yes, when was it discharged?

Have you ever entered a voluntary arrangement (IVA, CVA)?  
 Yes  
 No

Individual Voluntary Arrangement  
 None  
 Completed over 2 years  
 Completed over 1 year  
 Current & satisfactory

Company Voluntary Arrangement  
 None  
 Completed over 2 years  
 Completed over 1 year  
 Current & satisfactory

**FURTHER INFORMATION**

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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