

Development Finance Application

How to proceed

Option 1: on your computer (recommended)

- Download this PDF to your computer.
- Fill out the form in [Acrobat Reader](#).
- Send a scanned copy in to us as an email attachment to development@lendinvest.com

Option 2: by hand

- Print this PDF.
- Fill out the form by hand.
- Scan a copy and send it to us as an email attachment.
- Send a scanned copy in to us as an email attachment to development@lendinvest.com

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PLEASE COMPLETE, SCAN/ATTACH AND SEND TO:

Email	development@lendinvest.com
Address	Two Fitzroy Place, 8 Mortimer Street, London W1T 3JJ
Tel	0203 846 6856
Fax	0800 130 3389
Website	www.lendinvest.com

- Please include as much detail as possible. The more detail we have the easier it will be to process the loan.
- The mortgage (“loan”) cannot be approved until we have received the Application form fully completed and **signed by all borrowers.**
- If anything is not clear, or you have a question relating to filling out the form, please do not hesitate to contact us on 0207 118 1900 or development@lendinvest.com

PERSONAL DATA

LendInvest is responsible for ensuring that it uses your personal data in compliance with data protection law and we are committed to respecting your privacy. For the purposes of data protection law, we are a data controller in respect of your personal data. Personal information which you supply to us may be used in a number of ways, for example:

- To make lending decisions;
- For fraud prevention;
- For audit and debt collection;
- To provide services and information you have requested from us;
- For marketing; and/or
- For statistical analysis.

We may share your information with, and obtain information about you from, credit reference agencies or fraud prevention agencies, we have provided a summary of this in the declaration section that you must review before you sign this application form.

We have determined that we may process your personal data on the following lawful bases (i) legal obligation, (ii) contract, (iii) consent and (iv) legitimate interests. Different lawful bases will apply to the different types of data you provide to us, that we create, or that we obtain about you from other sources.

For full details of the lawful bases and how they apply to the necessary processing of your data as well as how we maintain the security of your information, and your rights to access information we hold, we would ask that you take time to review our privacy notice which is available here:

<https://www.lendinvest.com/terms-and-conditions/lending-privacy-notice/>

You can also request a copy of this privacy notice from us at any time. Further information on our requirements for Brokers in respect of data protection is also provided in our Broker Terms of Business.

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BORROWER

Name:

BROKER

Name:

Company:

Are you? Directly Authorised Appointed Representative Not Authorised

FCA No:

Work No:

Mobile:

Email:

Address:

Postcode:

NETWORK (IF APPLICABLE)

Company:

Address:

Postcode:

FCA No:

PACKAGER (IF APPLICABLE)

Name:

Company:

Are you? Directly Authorised Not Authorised

FCA No:

Work No:

Mobile:

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Email: _____

Address: _____

Postcode: _____

BROKER DECLARATION

I confirm that I am acting (and am authorised by the applicant to act) on behalf of the applicant(s) and have their permission to access their information and to supply it to you with this application and at any time during the life of the mortgage. I confirm that to the best of my knowledge and belief, the information contained in this application is true.

I confirm that a copy of this application will promptly, once submitted, be provided to the applicant.

I confirm that by submitting this application I consent to you sending me marketing information about your products and services (including by email) from time to time, unless I notify you otherwise.

I have read and agree to the Broker Terms of Business, available at <https://intermediaries.lendinvest.com/resources/> and will provide the applicant with a copy of this.

I understand I have the right to opt out of receiving some or all of the marketing communications you may send me at any time and can do so by (i) accessing the marketing preference centre and changing my preferences <http://go.lendinvest.com/UnsubscribePage.html> (ii) emailing you at marketing@lendinvest.com or (iii) calling on 020 7118 190

Pick and choose the marketing material that you would like to receive from us:

Select all

None

Products

Training and education

News and research

Social events

Be the first to hear about new products we've introduced, updates we've made to existing products and case studies.

Updates about our training workshops and resources designed to help you make smarter decisions.

Your one-stop shop for news, research and the latest LendInvest developments.

Exclusive invites to social and networking events throughout the year.

Name: _____

Signature: _____

Date: _____

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GENERAL INFORMATION

SOLICITOR'S DETAILS

(Please note the law firm must have a minimum of 3 SRA approved managers. To check, please refer to the Law Society website www.lawsociety.org.uk)

Firm: _____

Number of SRA approved Managers: _____

Contact: _____

Telephone: _____

Email: _____

Address: _____

Postcode: _____

DETAILS OF THE LOAN

Briefly explain the development proposition: _____

LendInvest charge required: 1st Charge Only

Gross Development value: _____

Land value: _____

Cost to acquire land/ Purchase Price: _____

Construction costs: _____

Total Development costs (excluding finance costs): _____

Loan term (in months): _____

Is refinancing included? Yes No

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If yes, provide lender's name and outstanding balance: _____

Exit Strategy: _____

What is the source of the deposit funds? _____

Is the deposit in a UK bank account (if not explain where the funds are located)? _____

PRIMARY SITE BEING USED AS SECURITY

Property currently owned by: _____

Full address: _____

Postcode: _____

Description of property/site: _____

Property's current use: _____

Tenure: Freehold Leasehold

If leasehold, unexpired term of lease: _____

I confirm that the property has not and will not be lived in by the borrower or borrower's close family.

Yes No

Provide summary of any particular risks that apply to the development location e.g adjacent properties, site access, flood risk, steeply sloping site etc:

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CORPORATE BORROWER (IF APPLICABLE)

Company or Trust name: _____

Country of Incorporation: _____

Company Registration no: _____ Date of Incorporation: _____

Registered Address: _____

Postal Address: _____

Director's / Key Shareholders (25%+) names and domicile

Name: _____

% Share holding: _____

Domicile: _____

Name: _____

% Share holding: _____

Domicile: _____

Name: _____

% Share holding: _____

Domicile: _____

Name: _____

% Share holding: _____

Domicile: _____

Has the company ever been subject of any CCJ, Receivership, Bankruptcy or winding up order? Yes No

Name and address of Company Accountant: _____

Which other companies hold an interest in the borrowing entity? _____

Personal guarantees will normally be required from all Shareholders/Directors with a 25% or more share holding and the following sections must be completed in full in relation to each such Shareholder/Director.

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INDIVIDUAL BORROWER/PG (IF APPLICABLE, PLEASE USE ADDITIONAL APPLICANTS SECTION)

Individual details	Applicant one and/or Guarantor			Applicant two and/or Guarantor		
Full name:						
Date of Birth:						
Known by other names?						
Country of Birth:						
Nationality:						
Length of UK residency:						
Do you have permanent rights to reside in the UK?						
Telephone:						
E-mail address:						
Marital Status:						
Present address:						
Postcode:						
At address since (DDMMYY):						
Residential status:	Owner	Tenant	With relatives	Owner	Tenant	With relatives
(If other, provide further details)	Other:			Other:		
Rent or Loan repayments (per month) (£):						
Loan amount outstanding (£):						
Name and address of current lender/landlord:						
Postcode:						
Details of other mortgages or loans secured on main residence:						
Previous address in last 3 years:						
Postcode:						
Time at address (from - to):						
Previous address in last 3 years:						
Postcode:						
Time at address (from - to):						

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EMPLOYMENT, INCOME AND EXPENDITURE

Employment	Applicant one and/or Guarantor	Applicant two and/or Guarantor
Current Employer/Employment:		
Job Title:		
Length of time with employer/self employed:		
Gross Salary/last years net profit (£):		
Any other income (£):		
Source of other income (£):		
Total income (£):		

STATEMENT OF ASSETS AND LIABILITIES

individual/Guarantor 1

Assets	Value (£)	Address
Main residence:		
Other property 1:		
Other property 2:		
Other property 3:		
Other property 4:		
Savings / Investments:		
Equity Investments:		
Other Assets:		
Total Assets:		

Liabilities	Value (£)	Lender
Mortgage/charges Main residence:		
Mortgage/charges other property 1:		
Mortgage/charges other property 2:		
Mortgage/charges other property 3:		
Mortgage/charges other property 4:		
Other significant liabilities:		
Total liabilities:		
Net worth:		

individual/Guarantor 2

Assets	Value (£)	Address
Main residence:		

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Other property 1:		
Other property 2:		
Other property 3:		
Other property 4:		
Savings / Investments:		
Equity Investments:		
Other Assets:		
Total Assets:		

Liabilities	Value (£)	Lender
Mortgage/charges Main residence:		
Mortgage/charges other property 1:		
Mortgage/charges other property 2:		
Mortgage/charges other property 3:		
Mortgage/charges other property 4:		
Other significant liabilities:		
Total liabilities:		
Net worth:		

CREDIT QUESTIONS

	Applicant one		Applicant two (or Guarantor)	
	Yes	No	Yes	No
Have you ever been refused a mortgage on the property to be mortgaged?	Yes	No	Yes	No
Have any of the directors of the company/guarantors, or personal borrowers ever been declared bankrupt or entered into an Individual Voluntary Agreement?	Yes	No	Yes	No
Have any of the directors of the company/guarantors, or personal borrowers ever had a court judgment (including a CCJ) entered against them?	Yes	No	Yes	No
Have any of the directors of the company/guarantors, ever been an officer of a company in which a receiver or liquidator has been appointed?	Yes	No	Yes	No
Have you or any of the directors of the company/guarantors, (or any of the borrowers) ever been convicted of a criminal offence?	Yes	No	Yes	No
Have you or any of the directors of the company/guarantors, (or any of the borrowers) been a party to a development finance loan where the lender has exercised step in rights and/or taken recovery action?	Yes	No	Yes	No

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Have you missed any secured loan/mortgage payments in the last 36 months?

Yes No Yes No

If you have answered YES to any of these questions, please provide separate details in the 'Other Disclosures' section.

BANK ACCOUNT DETAILS

	Applicant one and/or Guarantor	Applicant two and/or Guarantor
Name of Bank:		
Contact:		
Account Name:		
Account Number:		
Sort Code:		
Length of time with Bank:		
Address of Bank:		
Postcode:		

COMPANY BANK ACCOUNT DETAILS

	Applicant one and/or Guarantor
Name of Bank:	
Contact:	
Account Name:	
Account Number:	
Sort Code:	
Length of time with Bank:	
Address of Bank:	
Postcode:	

CONSTRUCTION INFORMATION

Demonstrate experience of / be operating in, the location in question: _____

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Details of last 5 developments of similar size and scale of this scheme: _____

Detailed costs appraisal of the scheme / total development costs: _____

Details of the building contract (including any amendments to the standard form) and details of the contractor's indemnity insurance cover:

Full details of the architect, quantity surveyor, consulting engineers, planning supervisors and other members of the professional team involved in the design of the development or the works:

Copies of the appointments of all members of the professional team together with details of their respective professional indemnity insurance cover:

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OTHER DISCLOSURES



APPLICANT DECLARATION (PART 1)

LENDINVEST LIMITED, TRADING AS LENDINVEST AND ITS SUBSIDIARY COMPANIES, AFFILIATES, THEIR SUCCESSORS AND ASSIGNS ('LENDINVEST') will assess the information you have provided in your application and supporting documentation in order to decide whether or not to provide you with a Loan. Even if LendInvest issues an offer letter to you, we have the right at any time before any loan completes to withdraw, revise or cancel our offer.

It is important that you ensure that the information you have provided in your application and supporting documentation are correct. It is a criminal offence to knowingly or recklessly give false, inaccurate or misleading information when applying for a loan. If you have provided such information, you may be reported to the police and prosecuted.

If false or inaccurate information is provided and fraud is identified, details will also be passed to Fraud Prevention Agencies (FPAs) to prevent fraud and money laundering.

Further details explaining how the information held by FPAs may be used can be obtained by visiting our website at www.lendinvest.com/borrow/useful-documents/.

For your own benefit and protection you should read the declarations carefully and ensure you understand them. If there is anything you do not understand and require explaining, please discuss this with your financial adviser and/or legal advisor before signing below.

By signing this application, you the undersigned:

- 1) Agree that you have read and understood the Lending Privacy Policy available at <http://go.lendinvest.com/Lending-Privacy-Notice.html> and the ways in which LendInvest may use the data you have provided.
- 2) Agree to notify LendInvest of any changes which have, or are likely to have an effect on the continuing accuracy of the information in this application and supporting documentation which may affect our willingness to provide you with a loan;
- 3) Agree that any solicitor acting for you may disclose to us any information or documentation that we ask for about the transaction or property which is the subject of this application and you waive any duty of confidentiality or privilege which may otherwise exist in relation to this loan transaction;
- 4) Agree that LendInvest and organisations with which LendInvest are affiliated or represented, that at any time provides or has any interest or prospective interest in this application may:
 - a. Provide information to a mortgage insurer to assess the risk of providing mortgage insurance or to assess the risk of default.
 - b. Seek from and use or give to another credit provider (including without limitation any other credit provider who has lent money on the same security) any information about your creditworthiness, credit standing, credit history or credit capacity. In particular, we may provide a credit opinion in relation to you.
 - c. Provide any information contained in this application

(and all information associated with this application) to any originator, finance consultant, financier, accountant, Credit Reference Agency (CRA), FPA, lawyer or third party involved with the prospective finance to be provided to you or as deemed appropriate by LendInvest (in its sole discretion).

- d. Disclose any report or personal information about you to any organisation which may be required in relation to any form of securitisation of any finance, sale of notes or other form of transfer of the finance which may be provided.
 - e. Provide information to guarantors, any person who proposes to guarantee or has guaranteed repayment of any credit provided to you.
- 5) You will make all payments by Direct Debit, unless otherwise agreed with LendInvest. You acknowledge and understand that the amount that you pay each month or the date that you make your monthly payment may change and that in either case LendInvest will give you notice in writing before this happens. On this basis, you waive the normal fourteen days BACS notice requirement.
- 6) You acknowledge and understand that any telephone calls and emails relating to your application or mortgage may be recorded and monitored for security, quality and/or training purposes.

Below is a condensed guide to the use of your personal information by LendInvest, CRAs and FPAs.

You agree that you have read and understood the Lending Privacy Policy available at <http://go.lendinvest.com/Lending-Privacy-Notice.html> and that your personal information may be used in accordance with the condensed guide and the Lending Privacy Policy.

- 1) When you apply to LendInvest for a loan and to open an account, LendInvest will check the following records about you and others (see 2 below)
 - a. our own;
 - b. those at CRAs. When CRAs receive a search from us they will place a search footprint on your credit file that may be seen by other lenders. They supply to us both public (including the electoral register) and shared credit and fraud prevention information.
 - c. those at FPAs.

We will make checks such as; assessing this application for credit and verifying identities to prevent and detect crime and money laundering. LendInvest may also register information about you and the conduct of your account with CRAs and FPAs and make periodic searches at CRAs and FPAs to manage your account with us.

- 2) If you are making a joint application or tell us that you have a spouse or financial associate, we will link your records together so you must be sure that you have their agreement to disclose information about them. CRAs also link your records together and these links will remain on your and their files until such time as you or your partner

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successfully files for a disassociation with the CRAs to break that link.

- 3) Information on this application will be sent to CRAs and will be recorded by them. Where you borrow from LendInvest, we will give details of your accounts and how you manage it/them to CRAs and to other third parties including other lenders. If you borrow and do not repay in full and on time, CRAs will record the outstanding debt. This information may be supplied to other organisations by CRAs and FPAs to perform similar checks and to trace your whereabouts and recover debts that you owe. Records remain on file for 6 years after they are closed, whether settled by you or defaulted.
- 4) LendInvest may make searches of records at FPAs who may provide LendInvest 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.
- 5) If you give us false or inaccurate information and we suspect or identify fraud we will record this and may also pass this information to FPAs and other organisations involved in crime and fraud prevention.
- 6) If you have borrowed from us and do not make payments that you owe us, we will trace your whereabouts and recover debts.
- 7) We and other organisations may access and use from other countries the information recorded by FPAs.

How to find out more

You have been provided with the Lending Privacy Policy and a condensed version of how your data may be used where we check with CRA's and/or FPAs. If you have any questions please contact us as set out in the Lending Privacy Policy.

You can contact the CRAs currently operating in the UK; the information they hold may not be the same so it is worth contacting them all. They will charge you a small statutory fee:

CallCredit, Consumer Services Team, PO Box 491, Leeds, LS3 1WZ or call 0870 0601414

Equifax PLC, Credit File Advice Centre, PO Box 3001, Bradford, BD1 5US or call 0870 010 0583 or log on to www.myequifax.co.uk.

Experian, Consumer Help Service, PO Box 8000, Nottingham NG80 7WF or call 0844 4818000 or log on to www.experian.co.uk.

If you want to receive details of the relevant FPAs this can be obtained by writing to The Risk & Compliance officer, LendInvest Ltd, Two Fitzroy Place, 8 Mortimer Street, London W1T 3JJ or visiting our website at www.lendinvest.com.

Marketing

You, or someone acting on your behalf, have the right to opt out of receiving some or all of the marketing communications we may send you at any time and can do so by (i) accessing your marketing preference centre and changing your preferences <http://go.lendinvest.com/UnsubscribePage.html> (ii) emailing us at marketing@lendinvest.com or (iii) calling us on 020 7118 190

Pick and choose the marketing material that you would like to receive from us.

Select all None

Content:

Products

Be the first to hear about new products we've introduced, updates we've made to existing products and case studies.

News and research

Your one-stop shop for news, research and the latest LendInvest developments.

Training and education

Updates about our training workshops and resources designed to help you make smarter decisions.

Social events

Exclusive invites to social and networking events throughout the year.

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APPLICANT DECLARATION (PART 2)

By signing this application, you the undersigned understand and agree:

- 1) To the Applicant Declaration (Part 1) section;
- 2) That any valuation commissioned by LendInvest (at the borrower's cost) whether in advance of a loan being provided, or during the lifetime of the loan, is a mortgage valuation for the purposes of LendInvest only. The valuation is not a survey. The valuation will not be shared with or disclosed to the borrower and the borrower may not place any reliance on it. We recommend that you obtain your own survey upon which you can rely. LendInvest requires the borrower to pay for the valuation in advance. The valuation fee is non-refundable.
- 3) That, in order to mitigate fraud risk, the borrower and any other obligor will be required to sign the transaction documents in front of their solicitor, who will be required to provide a verification certificate.
- 4) You have read and understood the Lending Privacy Policy available at <https://www.lendinvest.com/terms-and-conditions/lending-privacy-notice/> and have been provided with a copy of this policy.

SIGNATURE

Applicant one and/or Guarantor

Name: _____

Signature: _____

Date: _____

Applicant two and/or Guarantor (if applicable)

Name: _____

Signature: _____

Date: _____

Corporate applicant one and/or Guarantor

Name: _____

Signature: _____

Date: _____

Corporate applicant two and/or Guarantor (if applicable)

Name: _____

Signature: _____

Date: _____