Bridging Finance Decision in Principle Email on <u>newmortgages@promisesolutions.co.uk</u>



Intermediary details			
Company name : Consultant/Advisor name:			
Telephone contact number: Email Address:			
FCA number: Directly Authorised Appointed Representative			
Network/Mortgage club:			
Your Broker Fee: £ Paid: Up front On Offer On Completion Add to Loan			
Loan details			
Type of Bridging Finance: 🗌 Regulated (Residential/CBTL) Unregulated 🗌 Commercial 🗌 Development 🗌			
Application is Advised (Residential & CBTL cases must be on an advised basis) 🗌 Execution Only			
Loan Type Purchase 🗌 Refinance 🗌			
Reason for loan			
Purchase price/estimated property value £ Total Open Market Value £			
If purchase price is less than the open market value, please provide further explanation here			
Require a: 1 st Charge 2 nd Charge 3 rd Charge			
Required loan amount £ Term (months)			
Repayment Type: Rolled up Interest (added to loan)			
Are there any charges on the property?			
Lender: Amount Outstanding: £			
Other: Amount Outstanding: £			
Exit strategy - please tick all that apply			
Sale			
Maturity of pension plan 🔲 Maturity of savings plan 🗌 Other 🗌			
Please provide full details of exit if `other'			

Security Property details (For additonal security see Page 3)				
Property address				
Postcode				
Property jurisdiction	on England/Wales	Scotland Other – please advise:		
Type of property	Semi detached house	Maisonette		
	Detached house	Purpose built Number of floors in b	lock	
	Terraced house	flat 🗌 Which floor is flat or	n	
	End terrace	Converted flat		
		Number of bedrooms	i <u></u>	
Tenure Freehold Leasehold - how many years are left on lease yrs				

Personal details	s - Applicant 1		Personal details	- Applicant 2	
Title			Title		
First name			First name		
Surname			Surname		
Date of birth			Date of birth		
Marital status			Marital status		
Nationality			Nationality		
Current residen	t in the UK?	Yes 🗌 No 🗌	Current resident	in the UK?	Yes 🗌 No 🗌
Current address	Applicant 1		Current address	Applicant 2	
Address			Address		
Postcode			Postcode		
Contact No			Contact No		
Email			Email		
Residential status	Owner with a mortgage		Residential status	Owner with a mortgage	
	Owner without a mortgage			Owner without a mortgage	
	Privately renting			Privately renting	
	Living with parents/friends			Living with parents/friend	s 🗆
	Other (state)			Other (state)	
Time at address	Years	Months	Time at address	Years	Months
Previous addre	ss Applicant 1	_	Previous address Applicant2		
Address			Address		
Postcode			Postcode		
Time at address	Years	Months	Time at address	Years	Months
WE NEED A MINI	MUM OF 3 YEARS ADDRESS H				NY OTHER

Credit Profile		
Any adverse in the last 2 years ?	Yes 🗌	No [

Is There any additional security available Yes 🗌 No 🗌 (If Yes please put details below)

Additional Information

Intermediary Declaration

I confirm that all applicants, the security property and the loan details conform to Mortgage lending guidelines.Yes 🗌 No

Credit decisions and the prevention of fraud

Please tick the box to confirm that you have consent from your client(s) for credit searches to be conducted and that you have informed them of the consequences; that they authorize Promise Solutions, it's subsidiaries and their Finance Providers to disclose the information they have provided today, to credit reference agencies who will keep a visible record of the information and search made.

By proceeding you confirm that you have supplied your client(s) with a copy of 'A Guide to the use of your Personal Information' and Promise Solutions Privacy Policy and have their consent to the disclosure and use of their personal information in this way.

I have obtained the applicant(s) consent to proceed with the credit searches described above and informed them of the

Signature :

Date:

A. Monthly Income	
Applicant 1 Net monthly Salary/Wages	£
Applicant 2 Net monthly Salary /Wages	£
Working Tax Credit	£
Child Benefit	£
Child Tax Credit	£
Maintenance	£
Private Pension	£
State Pension	£
Investment Income	£
Other (please state)	£
A. Total Monthly Income	£

C. Dependents Please list anyone living in the property under the age of 16			
Full name	D-O-B		
Please list anyone living in the property ov	er age of 16		
Full name	D-O-B		

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B. Basic Household Expenditure	
Current Mortgage / Rent payment	£
Shared Ownership Rent	£
Ground rent / service charge	£
Second mortgage or other secured loan	£
Mortgage Repayment Vehicle/endowment	£
Pension/Life Insurance	£
Council Tax	£
Gas, Electric, Heating Fuels	£
Water	£
Communication - Internet / Mobile phones/landline	£
TV - Sky/cable /rental/license etc.,	£
Car Expenses - Fuel, tax and insurance	£
Other Travel e.g Bus/Rail expenses	£
Household insurance – Buildings/contents	£
Housekeeping (food and Toiletries)	£
Child minding / childcare/clubs etc.,	£
Maintenance payments	£
Costs for medical/care assistance/prescriptions	£
Clothing	£
Entertainment & Recreation (incl., alcohol, smoking etc.,)	£
Pets (food, vet bills, pet insurance)	
Other regular expenses not covered	
above	
Total Monthly Spend	£
How many cars in household	

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D. Credit that will continue after completion of this mortgage e.g. file Purchase for car, credit cards			
Creditor	Balance Owed	Monthly Repayment	
1	£	£	
2	£	£	
3	£	£	

D. Total monthly repayments			0.00
6	£	£	
5	£	£	
4	£	£	
5	2	2	

It is important to complete the items above as accurately as possible taking into consideration all of your average monthly expenditure. I/we confirm that the above information is a true reflection of our expenditure. I/we are not aware of any impending changes to my/our circumstances of income. If I/we become aware of any changes to our income prior to the loan completing, I/we will notify Promise Solutions.