



CITY FINANCE BROKERS

COMMERCIAL FACT FIND - DATA CAPTURE FORM

NON-REGULATED COMMERCIAL, DEVELOPMENT & BRIDGING FINANCE

SECTION 1 - PERSONAL DETAILS

	Applicant/Director 1	Applicant/Director 2
Full Name (as per passport)		
Current Address		
Date moved in		
Residential Status		
Previous Address(es) (min 3 year history)		
Date(s) moved in		
Sex		
Date of Birth		
Best Phone Number		
Best Email Address		
Nationality		
Occupation		
Employment Status		
Income		

Please complete Additional Information on page 5 to add more Applicants/Directors

COMPANY/SPV DETAILS (if applicable)

Company Name	
Company Number	
Incorporation Date	
Are all Directors/Shareholders party to the Loan?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Shareholder Split (%)	



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SECTION 2 - NATURE OF ENQUIRY

Product - Please tick as appropriate	<input checked="" type="checkbox"/>	State Reason/Purpose/Goal
Bridging Loan (Short Term Finance)	<input type="checkbox"/>	
Commercial Term - Investment	<input type="checkbox"/>	
Commercial Term - Trading	<input type="checkbox"/>	
Development Finance	<input type="checkbox"/>	
Land Acquisition	<input type="checkbox"/>	
Bridge Refinance (Bridge on a Bridge)	<input type="checkbox"/>	
Secured Loan (2nd Charge) - Bridge	<input type="checkbox"/>	
Secured Loan (2nd Charge) - Term Loan	<input type="checkbox"/>	

SUMMARY OF DESIRED OUTCOME - SOFT FACTS



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SECTION 3 - ASSET/SECURITY 1

Purchase or Refinance	
Individual Name or Ltd Co/LLP	
Security Address	
Residential, Semi-Commercial or Commercial	
Property/Asset Type	
Freehold or Leasehold	
Have you or any relatives ever lived in or inherited this property?	Y <input type="checkbox"/> N <input type="checkbox"/>
Purchase Price/Value	
Date of Purchase (if applicable)	
Rent/Income (passing or expected)	
Occupation Status – Tenant/Lease (AST, Owner Occ, Comm Lease, Vacant)	
Source of Deposit (purchases only)	
Short Term Bridge or Full Term	
Interest Only/C+I/Part & Part	
Capital Raising – Purpose of Funds	
Cost of Works (if applicable)	
Expected Build/Refurb Time (if applicable)	
GDV/Post Works Value (if applicable)	
Exit Route	
Additional Info	

Please complete page 6 to add additional Assets/Securities if required

CREDIT HISTORY

Has any Applicant or Director ever...

Had any adverse credit issues or a mortgage/loan facility refused?	Y <input type="checkbox"/>	N <input type="checkbox"/>
Had a judgment for debt (CCJ) or a loan default registered against them?	Y <input type="checkbox"/>	N <input type="checkbox"/>
Been declared bankrupt or made an arrangement with creditors?	Y <input type="checkbox"/>	N <input type="checkbox"/>
Failed to keep up repayments on a mortgage or any other loan agreement?	Y <input type="checkbox"/>	N <input type="checkbox"/>



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SECTION 4 - SUPPORTING DOCUMENTS - CHECKLIST



Please tick if you have...



Property Portfolio Schedule



Assets & Liabilities Statement



Proof of Deposit (*Purchases Only*)



JV Investor Details



Credit Report (existing credit commitments)



Proof of Income – Employed: Payslips & P60 / Self-Employed: SA302's, Accounts, Contracts



Bank Statement(s)



Ltd Company Search – Companies House (establish Directors/Shareholders)



Lease Schedules or AST's



Gifted Deposit Letter



Mortgage Statement (*Remortgages Only*)



Intra-Company Loan Agreement (Deposit) – Ltd Co's only



Valuation Report – existing (if available)



Development Appraisal or Project Summary



Schedule of Works (SoW)



Planning Consents

ADDITIONAL INFORMATION & NOTES

ADVISER RESEARCH JUSTIFICATIONS

(e.g. lenders considered/excluded; reasons for recommendation; why suitable, etc..)



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ADDITIONAL PAGES (if applicable)...

ADDITIONAL APPLICANTS/DIRECTORS - PERSONAL DETAILS

	Applicant/Director 3	Applicant/Director 4
Full Name (as per passport)		
Current Address		
Date moved in		
Residential Status		
Previous Address(es) (min 3 year history)		
Date(s) moved in		
Sex		
Date of Birth		
Best Phone Number		
Best Email Address		
Nationality		
Occupation		
Employment Status		
Income		



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ADDITIONAL PAGES (if applicable)...

ADDITIONAL SECURITY

ASSET/SECURITY 2

Purchase or Refinance	
Individual Name or Ltd Co/LLP	
Security Address	
Residential, Semi- Commercial or Commercial	
Property/Asset Type	
Freehold or Leasehold	
Have you or any relatives ever lived in or inherited this property?	Y <input type="checkbox"/> N <input type="checkbox"/>
Purchase Price/Value	
Date of Purchase (if applicable)	
Rent/Income (passing or expected)	
Occupation status - Tenant/Lease (AST, Owner Occ, Comm Lease, Vacant)	
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Additional Info	