



Saxon Trust



Development Finance Application Form

To be used for:

Development Finance
Stretch Development Finance
Mezzanine Development Finance

FILLING OUT THE FORM

1. Download and complete the form (printed or digital).
2. Use the checklist and required documents list to check your application is complete.
3. Please print and sign the declaration in section 8 for each applicant/guarantor.
4. When completed, send to loans@saxontrust.com

If you have fully completed and signed an application form in the last 12 months you do not need to provide net asset forms or borrower experience forms if the details have not changed.

Please ensure that the credit questions are completed in section 6.

USING YOUR PERSONAL INFORMATION

Saxon Trust will process your personal data in accordance with its privacy policy which can be found at www.saxontrust.com/privacy.

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; for statistical analysis.

The personal information we collect from you may be shared with fraud prevention agencies who will use it to prevent fraud and money laundering and to verify your identity. If fraud is detected, you could be refused certain services, finance, or employment. We have provided a summary in the declaration section which you must review before you sign this application form.

APPLICATION CHECKLIST

Please check you have completed and included the following sections:

1. Broker details and declaration
2. Key contacts
3. Loan details
4. Security details
(One required for each security property)
5. Corporate borrower
(Required for corporate borrowers only)
6. Applicant details
(Required for each applicant/guarantor)
7. Additional information
8. Applicant declaration
(Signed copy required for each applicant/guarantor)

REQUIRED DOCUMENTS

Please check you have also attached the following documents:

ALWAYS REQUIRED FOR EACH APPLICANT

Copy of applicant passport (each director if a corporate)

Asset and Liability Statement(s)*

Borrower Experience Form*

REQUIRED IF APPLICABLE

Evidence and source of funds for any payments being made by the borrower

A full schedule of costs and schedule of works for any renovations being carried out during the term of the loan

**If you have fully completed and signed an application form in the last 12 months you do not need to provide asset and liability statement(s) or borrower experience forms if we already have them on file.*

1. Broker details & declaration

BROKER DETAILS

CUSTOMER FACING INTRODUCER

Business name:

Individual name:

Are you? Directly authorised (DA) Appointed representative (AR) Commercial broker

FCA No (if applicable): Phone:

Email:

PACKAGER DETAILS

Business name:

Individual name:

FCA No: Phone:

Email:

NETWORK DETAILS

If you are an AR you must provide your network details.

Business name:

Individual name:

FCA No: Phone:

Email:

BROKER DECLARATION

I confirm that I am acting (and am authorised by the applicant(s) 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 loan. 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(s). I have read and understood the Lending Privacy Policy, available at www.saxontrust.com/privacy and will provide the applicant with a copy of this notice.

2. Key deal contacts

VALUATION AND QS CONTACTS

CONTACT FOR VALUATION AND QS ACCESS

The appointed surveyors will phone the following contact directly to arrange access to the property.

Name:

Phone:

Email:

SOLICITOR CONTACTS

CONTACT

The law firm must have a minimum of 3 SRA approved managers. Please use www.lawsociety.org to check.

Name of firm:

Contact name:

Phone:

Email:

Firm address:

3. Loan details

DEVELOPMENT LOAN

OVERVIEW OF YOUR NEW PROJECT

Address:

Postcode:

Title number:

Total floor area:

m²

ft²

Planning consent no:

Target PC date:

Number of units:

Name of land selling agent:

Purchase/option date:

Agent tel no:

S.106/CIL est. £

May we contact the selling agents?

Yes

No

Total estimated build time:

Project description:

FINANCIALS

Total sale value/GDV. £

Build cost: £

Cost of site: £

Professional fees: £

Purchase fees: £

Selling/marketing fees: £

Total funding required: £

What loan term is required?

Months

What will your 'cash' input (equity) into the project be? £

Name of senior lender:

Net senior debt facility: £

Gross senior debt facility (inc. interest and fees) £

What mezzanine funding do you require? £

3. Loan details

INTEREST PAYMENTS

How do you intend to account for the interest due?

Deducted from advance Added to loan and serviced Rolled up to redemption Serviced

Please select how you intend to pay any serviced interest:

Savings Property income Company funds Other *(if other, please provide details in section 7)*

EXIT STRATEGY

How do you plan to pay back the loan?

Sale Refinance Other

Please provide the outline of your intended exit from the loan in section 7.

PAST EXPERIENCE

Does the borrower have experience using development finance?

Yes No

Please provide further details of the borrower's previous experience in section 7.

4. Security details

Multiple securities: If you want to provide more than one property as security, please complete an additional security form for each property and attach with your application.

CURRENT PROPERTY DETAILS

SECURITY ADDRESS

Address:

PROPERTY TYPE

Please select the description that best matches the current use of the property:

Residential

- Basement flat
- Bungalow
- Converted flats
- Detached house
- End-of-terrace house
- Ex-local authority flat
- Flat above commercial premises
- HMO
- Maisonette
- New build flat
- New build house
- Purpose-built flat(s)
- Semi-detached house
- Studio flat
- Terraced house
- Other:

Semi-commercial

- Flat and commercial
- House and commercial

Land

- With planning
- Without planning

Please provide details of any planning permissions in section 7.

TENURE

Property currently owned by:

- Freehold
- Share of freehold
- Leasehold

If Leasehold, years remaining on term:

EXISTING MORTGAGE

Skip this section if the borrower has no existing mortgage on this property.

Lender name:

Amount borrowed:

When did the mortgage commence?

Amount outstanding:

Monthly mortgage payment:

Are payments up to date? Yes No

If no, how much are arrears?

Any other mortgages? Yes No

PLANS DURING THIS LOAN

(this section is only relevant to additional security)

WORKS PLANNED

Does the borrower intend to do any of the following to the property during the life of this loan?

- Perform structural changes
- Demolish
- Obtain planning approval
- Refurbishment

PROPERTY USE

- I confirm that the property has not and will not:
- (i) be lived in by the borrower,
 - (ii) be lived in by the borrower's close family

5. Corporate borrower

Skip this section if you are **not** a corporate borrower.

COMPANY DETAILS

REGISTERED DETAILS

Company or trust name:

Company registration number:

Country of incorporation:

Date of incorporation:

Registered office address:

Has the company ever been the subject of any CCJ, or receivership, bankruptcy or winding up order?

Yes

No

If yes, provide details:

COMPANY CONTACT

Name:

Phone:

Email:

COMPANY APPLICANTS

LIST OF APPLICANTS

Saxon Trust requires that each director **AND** each shareholder with at least a 20% shareholding complete an **applicant details** section (section 6) and sign an **applicant declaration** (section 8).

Name

Shareholding (%)

Domicile

6. Applicant details PART 1

Each applicant must fill out a copy of this **applicant details** section, and sign an **applicant declaration** (section 8). Complete an additional applicants form if you have more than 2 applicants. We will require the details of all directors of a corporate applicant and any 20%+ shareholders.

IDENTITY (APPLICANT 1)

PERSONAL DETAILS

Title: First name:

Last name:

Middle names:

Date of birth:

Country of birth:

Nationality:

Marital status:

CONTACT DETAILS

Primary phone:

Secondary phone:

Email:

RESIDENCY

Do you have a permanent right to reside in the UK?

Yes

No

Years resided in UK:

If you don't have a permanent right to reside in the UK, we'll require additional information.

ADDRESS (APPLICANT 1)

CURRENT ADDRESS

Address:

Postcode:

Address since:

Residential status:

Owner

Tenant

With relatives

Other:

IDENTITY (APPLICANT 2)

PERSONAL DETAILS

Title: First name:

Last name:

Middle names:

Date of birth:

Country of birth:

Nationality:

Marital status:

CONTACT DETAILS

Primary phone:

Secondary phone:

Email:

RESIDENCY

Do you have a permanent right to reside in the UK?

Yes

No

Years resided in UK:

If you don't have a permanent right to reside in the UK, we'll require additional information.

ADDRESS (APPLICANT 2)

CURRENT ADDRESS

Address:

Postcode:

Address since:

Residential status:

Owner

Tenant

With relatives

Other:

6. Applicant details PART 2

(APPLICANT 1)

HOME OWNERSHIP

Skip this section if you do not own your current residential address.

Home value:

Outstanding mortgage:

PREVIOUS ADDRESS

(If within the last 3 years)

Address:

Postcode:

Address from: to:

NEXT PREVIOUS ADDRESS

(If within the last 3 years)

Address:

Postcode:

Address from: to:

PERSONAL FINANCES AND CREDIT

SOURCE OF INCOME

Please complete any relevant income section below

Employment income

Name of employer:

Current salary:

Job title:

Employed since:

Self-employed income

Business name:

Profession:

Job title:

Self-employed since:

(APPLICANT 2)

HOME OWNERSHIP

Skip this section if you do not own your current residential address.

Home value:

Outstanding mortgage:

PREVIOUS ADDRESS

(If within the last 3 years)

Address:

Postcode:

Address from: to:

NEXT PREVIOUS ADDRESS

(If within the last 3 years)

Address:

Postcode:

Address from: to:

PERSONAL FINANCES AND CREDIT

SOURCE OF INCOME

Please complete any relevant income section below

Employment income

Name of employer:

Current salary:

Job title:

Employed since:

Self-employed income

Business name:

Profession:

Job title:

Self-employed since:

6. Applicant details PART 3

(APPLICANT 1)

Last year's profit:

Other income

Income amount:

Source of income:

Total income:

(APPLICANT 2)

Last year's profit:

Other income

Income amount:

Source of income:

Total income:

CREDIT QUESTIONS

Please indicate below if you have ever:

Been refused a mortgage on any of the properties being provided as security

Yes No

Been declared bankrupt or entered into an individual voluntary arrangement

Yes No

Had a court judgment (including a CCJ) entered against you

Yes No

Been an officer of a company in which a receiver or liquidator has been appointed

Yes No

Been convicted of a criminal offence (other than motoring offences)

Yes No

Missed any secured loan/mortgage payments in the last 36 months

Yes No

CREDIT QUESTIONS

Please indicate below if you have ever:

Been refused a mortgage on any of the properties being provided as security

Yes No

Been declared bankrupt or entered into an individual voluntary arrangement

Yes No

Had a court judgment (including a CCJ) entered against you

Yes No

Been an officer of a company in which a receiver or liquidator has been appointed

Yes No

Been convicted of a criminal offence (other than motoring offences)

Yes No

Missed any secured loan/mortgage payments in the last 36 months

Yes No

7. Additional information

Please provide any additional information which you feel will assist your loan application. Providing more detail will speed up the processing of your loan.

USEFUL ATTACHMENTS

Please send in the format you have:

- Details or sales particulars for the security (if applicable).
- Details of any existing planning permissions or consents.
- Schedule of works or building plans.
- Any valuations or other information you hold which may assist us.

If you have answered **YES** to any of the credit questions in section 6, please provide further information and explanation, including any evidence or documents where necessary

ADDITIONAL FORMS

We require some additional forms as set out below. Reference to an applicant is to any individual borrower as well as all directors of a corporate borrower.

Past experience

For each applicant, we will require a **Borrower Experience Form** to be completed and attached to this application

Please confirm the number of forms attached

Net Asset statements

For each applicant, we will require a **Net Asset Statement** to be completed and attached to this application

Please confirm the number of forms attached

ADDITIONAL INFORMATION AND ATTACHMENTS

8. Applicant declaration

Saxon Trust Ltd, trading as Saxon Trust, and its group companies, affiliates, their successors and assigns ('Saxon Trust'), 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 Saxon Trust issues an offer letter to you, we have the right at any time before any loan completes to withdraw, revise or cancel our offer.

ENSURE ALL APPLICATION DETAILS ARE ACCURATE

It is important that you ensure that the information you have provided in your application and supporting documentation is 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 may also be passed to fraud prevention agencies (FPAs) to prevent fraud and money laundering.

READ THE DECLARATIONS CAREFULLY

For your own benefit and protection, you should read the following 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.

DECLARATION – PART 1

BY SIGNING THIS APPLICATION, YOU, THE UNDERSIGNED:

1. Agree that you have read and understood the Lending Privacy Notice at www.saxontrust.com/privacy
2. Agree to notify Saxon Trust 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 Saxon Trust and organisations with which Saxon Trust 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 Saxon Trust (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 acknowledge and understand that any telephone calls and emails relating to your application or loan may be recorded and monitored for security, quality and/or training purposes.

We will make checks such as assessing this application for credit, and verifying identities to detect and prevent crime and money laundering. Saxon Trust 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.
6. 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 successfully files for a disassociation with the CRAs to break that link.
7. Information on this application will be sent to CRAs and will be recorded by them. Where you borrow from Saxon Trust, 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

8. Applicant declaration

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.

8. Saxon Trust may make searches of records at FPAs who may provide Saxon Trust 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.
9. 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.
10. If you have borrowed from us and do not make payments that you owe us, we will trace your whereabouts and recover debts.
11. We and other organisations may access and use from other countries the information recorded by FPAs.
12. We may apply for a basic disclosure check against any applicants (a basic DBS Check) using a third party service provider

MARKETING MATERIAL

You, or someone acting on your behalf, have the right to opt out of receiving marketing communications we may send you. You can do this at any time by emailing us at loans@saxontrust.com and making the request in writing.

Please select your marketing preference:

Opt-in

Opt-out

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 Saxon Trust (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 Saxon Trust 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. Saxon Trust 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.

APPLICANT 1

Name: _____

Signature: _____

Date: _____

APPLICANT 2 (IF APPLICABLE)

Name: _____

Signature: _____

Date: _____

APPLICANT 3 (IF APPLICABLE)

Name: _____

Signature: _____

Date: _____

APPLICANT 4 (IF APPLICABLE)

Name: _____

Signature: _____

Date: _____

APPLICANT 5 (IF APPLICABLE)

Name: _____

Signature: _____

Date: _____