

Commercial Mortgages enquiry form for loans up to £1 million



Phone **023 9286 5806**
or go online at
www.pfcmortgages.com

Please fill in the form using BLOCK CAPITALS and black ink. Tick any boxes which apply.

Santander is able to provide literature in alternative formats. The formats available are: large print, Braille, audio tape and PC disk. If you would like to register to receive correspondence in an alternative format please give us a call and ask for a 'Preferred Communication Request' form.

The information on this form will be used to provide a decision in principle for a commercial mortgage up to £1 million. Please allow up to three working days for a response.

The issue of an offer of finance is subject to receipt of a full application, satisfactory valuation, status and acceptance.

To be completed by Intermediaries only.

1 Santander contact

Please name the member of our Commercial Mortgages staff with whom you have communicated regarding this enquiry.

2 Intermediary details

Contact name

Company name

Telephone number

Mobile number

Fax number

Email

3 Client details

Client / Director / Partner 1

Title and first name

Surname

Address

Postcode

Date of birth

Telephone number

Mobile number

Fax number

Email

Client / Director / Partner 2

Title and first name

Surname

Address

Postcode

Date of birth

Telephone number

Mobile number

Fax number

Email

If there are more than two clients please provide their details on a separate sheet.

4 Borrower(s)

Will the borrowing be in the name of:

Individuals Partnership Limited Company

Other If other, please specify

5 Type of business

Residential investment Commercial investment Healthcare Retail
Hotel/B&B Public House Restaurant/Café Office/
Industrial unit
Other If other, please specify

6 For remortgages only

Date of purchase Mortgage outstanding
Purchase price Mortgage lender
Current value Arrears in last 12 months

7 Type of property

Freehold Leasehold If leasehold, what is the outstanding term of the lease? yrs mnths
There must be at least 40 years remaining at the expiry of the mortgage term.

8 Proposal details

Purpose of mortgage (please tick the appropriate box below)

Purchase Refinance
Capital raising Further advance
Refinance/capital raise

What is the purchase price?

What is the brick and mortar/freehold value?

What is the market value (MV1)?

Amount of loan requested

Is the client the existing tenant? Yes No

What is the value of your client's deposit?

What is the source of your client's deposit?

Savings Sale of property
Remortgage Business partner
Gift/family loan

Other If other, please specify

What is the preferred term of the mortgage? (maximum 25 years) yrs

Would your client like to be considered for 12 months interest only? Yes No

What is the full address of the security property?

Postcode

Please provide a brief description of the property, e.g. type of building, etc.

Has a recent valuation been carried out? Yes No

If yes, when was this carried out?

Would it be possible to see a copy of the report? Yes No

What relevant experience does your client have, e.g. qualifications, years in the sector, etc?

Will the property be let? Yes No

How many commercial tenants will there be?

What type of company do the tenants run, e.g. florists, solicitors, mechanics, etc?

In addition to commercial tenants will there be any residential tenants, e.g. in flats above shops, etc? Yes No

If flats, how many?

What is the term left on the rental agreements?

Will the client, or a member of their direct family, be living and trading from this security? Yes No

If the client has existing investment properties please state how many

Current value(s)

Outstanding mortgage

9 Serviceability

What is the current total annual rental income? (for investment deals) £

We can only lend against current rental income and not projected or forecasted income.

Ideally we will need to see three years' trading accounts for the business. Is this possible? Yes No

If no, how many years' accounts can be provided? yrs

Can up-to-date management accounts be provided? Yes No

Breakdown of accounts

Year 1	20 <input type="text"/> <input type="text"/>	Turnover	£ <input type="text"/>	Adjusted net profit*	£ <input type="text"/>
Year 2	20 <input type="text"/> <input type="text"/>	Turnover	£ <input type="text"/>	Adjusted net profit*	£ <input type="text"/>
Year 3	20 <input type="text"/> <input type="text"/>	Turnover	£ <input type="text"/>	Adjusted net profit*	£ <input type="text"/>

*Adjusted net profit = net profit + depreciation + existing mortgage interest + owners/directors drawing + rental cost if currently a tenant

If your client cannot provide trading accounts, please indicate how they will evidence serviceability

VAT returns Tax returns Employment income Professional business valuation
(produced entirely at the client's own risk)

10 Credit History

Has your client had any arrears in the last three years? Yes No

If yes, what was the value of these? £

Has your client ever been made bankrupt or filed for an IVA? Yes No

11 Supporting information

Please indicate what supporting information is enclosed/attached:

Three months' business bank account statements Three months' personal bank account statements Business accounting information

So that we are able to instruct a credit search on your client(s) please could you ask them to sign below. Please send the completed form and any supporting information to the Central Mortgage Team (details below).

12 Declaration and Signatures

This declaration relates to the information that my mortgage introducer submits to you, Santander UK plc on my behalf and to any other information that I provide to you or which you hold on me. I confirm that I am entitled to provide information about any joint applicant named on the application form.

Whether or not I become a customer, all the information I give to you or you hold on me including transactional data may be shared with and used by the group of companies to which you belong (the Santander Group), your associated companies, service providers or agents who may be located in other countries. I understand you will ensure that my information is only used in accordance with your instructions and your own strict internal confidentiality policies. If you transfer my information to another country, you will ensure that it is given the same levels of protection as required under the UK Data Protection Act.

You may release any information relating to this application for an Agreement in Principle to my mortgage introducer and I give my mortgage introducer permission to release any such information to you.

I understand that when you assess this application for an Agreement in Principle you will use the information for credit assessment, which may include credit scoring. You may search the files of credit reference agencies, which will keep a record of each search. This could impact on my ability to obtain credit elsewhere within a short period of time.

Details about this application (whether or not it proceeds) will be recorded at the credit reference agency. An association between joint applicants or between any named partner/spouse and myself will be created at the credit reference agency. This will link our financial records; each of us will be taken into account in all future applications by either or both of us. If an association already exists then my application will be assessed with reference to these associated records. This situation will continue until one of us successfully files a disassociation at the credit reference agency. Details about me and the conduct of my account (if my application is successful) will also be passed to credit reference agencies.

I agree that my information may be used in this way for administration purposes and to:

- Provide and run the account or service I have applied for and develop your products and services.
- Identify and advise me by post, telephone or electronic media of products or services, which your group of companies and associated companies think may interest me. (When deciding whether to provide me with details of a credit product you may search the files of credit reference agencies. A record of this search will not be made available to other lenders who search my file).
- Release my name, address and telephone number to market research organisations for the purpose of confidential market research surveys carried out by post or telephone on your behalf.

If you would prefer not to receive up to date information on other products and services, or be included in market research, you can tick the following boxes: Please do not contact me by telephone by post by email for market research . Unless I have indicated otherwise, by continuing with this application, I consent to you contacting me via any of the channels above.

Before you can approve this loan, you may check my details with fraud prevention agencies and may make searches at credit reference agencies who will supply you with information including information from the electoral register, for the purposes of verifying my identity. Scoring methods may be used to verify my identity.

A record of this process will be kept that may be used to help other companies verify my identity. If I give false or inaccurate information and fraud is identified, details will be sent to fraud prevention agencies. Law enforcement agencies may access and use this information.

You and other organisations may search and use the records held by credit reference and fraud prevention agencies about me and my financial associates or partner/spouse and others in my household, to prevent crime, fraud and money laundering and for example:

- to check details provided on applications for credit and credit related or other facilities;
- to verify my identity if I or my financial associate applies for other facilities;
- to help make decisions about credit and credit related services, insurance proposals and claims, and all types of facilities for me, my financial associate or partner/spouse and other members of my household;
- to check the operation of credit and credit related accounts and to manage accounts and facilities, including tracing debtors and recovering debt;
- to help make decisions about job applicants and employees;
- to undertake statistical analysis and system testing.

You and other organisations may search and use from other countries the information recorded at fraud prevention agencies. If I would like further information about the use of my personal and business data by Santander UK plc and Credit Reference and Fraud Prevention Agencies I can refer to the Your application – A guide to the use of your personal and business information leaflet available online at www.santander.co.uk/business, in branch or by calling 0845 607 0666.

You may also give essential information about this loan to others if necessary for administration and for regulatory purposes. Information about me/us and my business will be kept after my/our account(s) are closed. I have the right to see certain records you hold about me on payment of a fee and that an information sheet explaining my rights is available from any branch.

12 Declaration and Signatures (continued)

This application is for an agreement in principle. Santander UK plc will make an assessment from the information provided on the form as to the amount of a loan, which may be made subject to any references and survey, and additional information that may be required. It does not guarantee that the loan will be available.

You understand that for administration purposes any data held about you may be used by an authorised member of staff as nominated by your mortgage adviser.

First client's signature

Date

D	D	M	M	Y	Y	Y	Y
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Second client's signature

Date

D	D	M	M	Y	Y	Y	Y
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