APPLICATION & CREDIT SUMMARY

Short-form broker application for bridging finance

Application type	☐ Enquiry / DIP ☐ Full application
Date submitted	
Broker / firm	
Introducer & details	
Advice provided (regulated applications)	
Contact details	
FCA number	
If Appointed representative, please confirm Principal	
BDM / region	

1. LOAN REQUEST

Please provide enough detail for underwriting to understand the transaction and proposed exit.

Purpose	☐ Purchase ☐ Refinance ☐ Re-bridge ☐ Capital raising ☐ Refurbishment ☐ Other
Regulatory status	☐ Regulated ☐ Non-regulated ☐ To be confirmed
Net loan required	£
Required term	months
Required completion date	
Interest payment	☐ Retained / rolled ☐ Monthly serviced (non-reg only)
Fees to be added	☐ Arrangement ☐ Broker fee £_____ ☐ Other
For bridging applications only-	
Why is bridging finance required?	
Source of wealth, explain how they acquired wealth	
Does the applicant meet the HNW definition via income or net assets (excluding the primary residential) We will require accountant certification; we will provide the form	
Repayment / exit strategy	
Secondary exit / contingency	
Detailed loan synopsis	
Was this discussed prior to submission, if so with who?	

2. APPLICANT DETAILS

If there are more than two applicants or guarantors, use the additional information section.

Field	Applicant 1	Applicant 2
Full name		
Date of birth		
Nationality / country of residence		
Home address and postcode		
Time at address		
Home address (less than 3 years at current)		
Residential status		
Marital Status		
Telephone		
Email		
Employment status		
Employer / business		
Occupation / nature of business If retired, previous occupation		
Annual income / pension		
Other income		
Estimated home value		
Outstanding residential mortgage		
Guarantors / beneficial owners		
Support or communication needs		

Company / SPV name, if applicable		
Company number		
Principal activity		
Registered address		

2A. ASSETS & LIABILITIES SUMMARY

Complete for each applicant / guarantor where relevant. This is a summarised A&L section to avoid a separate form where possible.

Assets	Applicant 1	Applicant 2
Residential property value(s)		
Investment / BTL property value(s)		
Cash / savings / deposits		
Investments / shares / pensions		
Other material assets		

Liabilities / commitments	Applicant 1	Applicant 2
Residential mortgage balance		
BTL / investment mortgages		
Loans / credit cards / HP / lease commitments		
Tax liabilities / arrears / other secured debts		
Guarantees / contingent liabilities		

Monthly commitments / expenditure summary	Mortgage payments, rent, credit commitments, maintenance, school fees or other living costs:
Net worth summary	Total assets less total liabilities = estimated net worth
Material changes expected	Confirm any anticipated change to income, assets, liabilities or expenditure during the loan term.

3. SECURITY PROPERTY 1

Full address and postcode	
Transaction	☐ Purchase ☐ Refinance ☐ Additional security
Property use	☐ Main residence ☐ BTL ☐ Investment ☐ HMO ☐ Commercial ☐ Semi-commercial ☐ Other
Property type	☐ House ☐ Bungalow ☐ Flat ☐ Maisonette ☐ Other
Style / construction	☐ Detached ☐ Semi-detached ☐ Terrace ☐ Purpose-built ☐ Converted ☐ Standard ☐ Non-standard
Bedrooms / units / storeys	
Tenure	☐ Freehold ☐ Leasehold - years remaining: _____
Acres at property	
Purchase price / estimated value	£
Existing lender / charge	
Outstanding balance including ERC	£
Condition	☐ Excellent/new ☐ Good ☐ Fair ☐ Poor ☐ Works required
Occupancy / who will live there	
Date purchased, if already owned	
Rent received	

4. SECURITY PROPERTY 2 / ADDITIONAL SECURITY

Full address and postcode	
Transaction	☐ Purchase ☐ Refinance ☐ Additional security
Property use	☐ Main residence ☐ BTL ☐ Investment ☐ HMO ☐ Commercial ☐ Semi-commercial ☐ Other
Property type	☐ House ☐ Bungalow ☐ Flat ☐ Maisonette ☐ Other
Style / construction	☐ Detached ☐ Semi-detached ☐ Terrace ☐ Purpose-built ☐ Converted ☐ Standard ☐ Non-standard
Bedrooms / units	
Tenure	
Acres at property	
Purchase price / estimated value	£
Existing lender / charge	
Outstanding balance including ERC	£
Condition / occupancy	
Date purchased, if already owned	
Rent received	

5. WORKS / REFURBISHMENT- Bridging and Bridge to let ONLY

Complete a separate block for each property where works are proposed.

Property address to which these works relate	
Are works proposed?	☐ Yes ☐ No
Type of works	☐ Light refurbishment ☐ Heavy refurbishment ☐ Conversion ☐ Development ☐ Other
Description and scope of works	
Estimated cost of works	£
Estimated GDV after works, if applicable	£
Works start date / duration	
Who will carry out the works?	
Applicant or builder experience	
JCT contract available if applicable	
Schedule of works available	☐ Yes ☐ No
Planning permission required / obtained	☐ N/A ☐ Not required ☐ Required - not obtained ☐ Obtained
Building Regulations required	☐ Yes ☐ No ☐ To be confirmed
How will the works be funded?	
Is the property currently wind and watertight?	☐ Yes ☐ No
Will the property be occupied during works?	☐ Yes ☐ No - details:

ADDITIONAL WORKS PROPERTY- Bridging and Bridge to let ONLY

Only complete if works are proposed to another property.

Additional property address	
Summary of works	
Cost / GDV / timescale	
Planning / Building Regulations status	

6. REFINANCE / RE-BRIDGE DETAILS

Complete where the loan repays an existing mortgage or bridging facility.

Property address being refinanced	
Current lender	
Date current loan started	
Current expiry date	
Redemption amount	£
Is the loan in arrears or out of term?	☐ No ☐ Yes - details:
Additional borrowing required	£ / purpose:
Why is the current lender not extending?	
Original exit strategy	
Why was the original exit not achieved?	
What is different now?	

7. EXIT EVIDENCE- Bridging and Bridge to let ONLY

If exit is sale - property address	
Is the property on the market?	☐ Yes ☐ No
Marketing agent and listing link	
Date first marketed / asking price	
Viewings, offers or price reductions	
Where will the applicant live after sale?	
If exit is refinance - intended lender/product	
DIP / affordability evidence available	☐ Yes ☐ No
Other, please state	

8. CREDIT & BACKGROUND

Answer for each applicant / guarantor. Give full details for every Yes response.

Question	Applicant 1	Applicant 2
Mortgage, secured loan or credit arrears		
CCJs or defaults		
Bankruptcy, IVA, CVA or creditor arrangement		
Property repossession		
Mortgage or secured loan refused		
Director disqualification		
Company insolvency / liquidation involvement		
Fraud, dishonesty or other relevant conviction		

Details of all Yes answers	
Current status of adverse credit	
Will any debts be repaid from this loan?	
Any other information affecting repayment?	

9. SOLICITORS

Representation	☐ Separate ☐ Dual / joint representation
Solicitor firm	
Contact name	
Telephone / email	
Address	

10. BROKER SUMMARY & DOCUMENTS

This section replaces a separate broker credit summary.

Key strengths of the application	
Key risks / unusual features	
Policy exception requested, if known	
Previous discussions with StreamBank	
Broker recommendation / rationale	

Checklist	Attached	Notes
Application information / ID		
Proof of income / pension if applicable		
Source of wealth		
Bank statements if applicable		
A&L, completed above		
Credit report		
Property details / valuation		
Works schedule and costings		
Planning / Building Regulations evidence		
Exit evidence / DIP / listing / Income if refinance		
Existing loan / redemption statement		

11. DECLARATION

Are you new to StreamBank?	☐ Yes ☐ No
Broker declaration	I confirm that I am authorised to submit this information, that it is accurate to the best of my knowledge, and that the applicant(s) have been provided with the relevant privacy information and consented to appropriate identity, fraud and credit checks.
Broker name	
Signature	
Date	

CUSTOMER DECLARATION	Applicant 1	Applicant 2
I/we confirm that the information above is true and not misleading and authorise you to make any necessary enquires		

INTERNAL USE ONLY

Notes	