



Commercial Mortgage Application

Commercial 1
South Tower
26 Elmfield Road
Bromley
BR1 1WA

Section 1 - Application Summary

Borrower's name	<input type="text"/>		
Amount required	£ <input type="text"/>	Term required	<input type="text"/> Years
Property value	£ <input type="text"/>	Purchase price	£ <input type="text"/>
Purpose of loan (please tick)	Property purchase <input type="checkbox"/>	Property refinance <input type="checkbox"/>	Business finance/ working capital <input type="checkbox"/>
	Bridging <input type="checkbox"/>	Property development <input type="checkbox"/>	Other <input type="checkbox"/>

Details of loan

Commercial 1, South Tower, 26 Elmfield Road, Bromley, BR1 1WA

Your commercial property and any additional property secured against may be repossessed if you do not keep up repayments on your commercial mortgage.

Section 2 - Borrower's Personal Details

(Please complete if you are an individual applicant or the first two applicants)

	1st applicant	2nd applicant
Mr/Mrs/Miss/Other	<input type="text"/>	<input type="text"/>
Surname	<input type="text"/>	<input type="text"/>
Forename(s)	<input type="text"/>	<input type="text"/>
Date of birth	<input type="text"/>	<input type="text"/>
Dependants	How many? <input type="text"/> Ages <input type="text"/>	How many? <input type="text"/> Ages <input type="text"/>
Marital status	Single <input type="checkbox"/> Married <input type="checkbox"/>	Single <input type="checkbox"/> Married <input type="checkbox"/>
	Separated <input type="checkbox"/> Divorced <input type="checkbox"/>	Separated <input type="checkbox"/> Divorced <input type="checkbox"/>
	Living together <input type="checkbox"/> Widowed <input type="checkbox"/>	Living together <input type="checkbox"/> Widowed <input type="checkbox"/>
Home address	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	Postcode <input type="text"/>	Postcode <input type="text"/>
Residential status	Homeowner <input type="checkbox"/> Tenant <input type="checkbox"/>	Homeowner <input type="checkbox"/> Tenant <input type="checkbox"/>
	Living with relatives <input type="checkbox"/>	Living with relatives <input type="checkbox"/>
	Other <input type="text"/>	Other <input type="text"/>
Time at current address	Years <input type="text"/> Months <input type="text"/>	Years <input type="text"/> Months <input type="text"/>
	<input type="text"/>	<input type="text"/>
If less than 3 years please give previous address	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	Postcode <input type="text"/>	Postcode <input type="text"/>
Residential status at previous address	Homeowner <input type="checkbox"/> Tenant <input type="checkbox"/>	Homeowner <input type="checkbox"/> Tenant <input type="checkbox"/>
	Living with relatives <input type="checkbox"/>	Living with relatives <input type="checkbox"/>
	Other <input type="text"/>	Other <input type="text"/>
Telephone (main)	<input type="text"/>	<input type="text"/>
Mobile	<input type="text"/>	<input type="text"/>
Email	<input type="text"/>	<input type="text"/>

*If the applicant has had more than one previous residence in the last three years please provide full addresses for each property in section 7 of this form.

Section 3 - Borrower's Employment Details

Employed (Please complete this section if you are employed)

	1st applicant	2nd applicant
Occupation	<input type="text"/>	<input type="text"/>
Employer's name	<input type="text"/>	<input type="text"/>
Employer's address	<input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Start date D/M/Y	<input type="text"/>	<input type="text"/>
Annual gross salary	£ <input type="text"/>	£ <input type="text"/>
Spouse's annual income	£ <input type="text"/>	£ <input type="text"/>
Other regular income	£ <input type="text"/>	£ <input type="text"/>
State benefits	£ <input type="text"/>	£ <input type="text"/>
Total monthly income	£ <input type="text"/>	£ <input type="text"/>

Self - employed (Please complete this section if you are self - employed)

Name of business	<input type="text"/>	<input type="text"/>
Business address	<input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Date started trading	<input type="text"/>	<input type="text"/>
Gross annual turnover	£ <input type="text"/> year ending <input type="text"/> £ <input type="text"/> year ending <input type="text"/> £ <input type="text"/> year ending <input type="text"/>	£ <input type="text"/> year ending <input type="text"/> £ <input type="text"/> year ending <input type="text"/> £ <input type="text"/> year ending <input type="text"/>
Net income per annum	£ <input type="text"/> year ending <input type="text"/> £ <input type="text"/> year ending <input type="text"/> £ <input type="text"/> year ending <input type="text"/>	£ <input type="text"/> year ending <input type="text"/> £ <input type="text"/> year ending <input type="text"/> £ <input type="text"/> year ending <input type="text"/>
Annual gross salary	£ <input type="text"/>	£ <input type="text"/>
Spouse's annual income	£ <input type="text"/>	£ <input type="text"/>
Other regular income	£ <input type="text"/>	£ <input type="text"/>
State benefits	£ <input type="text"/>	£ <input type="text"/>
Total monthly income	£ <input type="text"/>	£ <input type="text"/>

Section 4 - Loan Details

Proposal (what money is to be used for?)

Description of property/security

Purchase price/Estimated value £

Loan required £

Address

Postcode

Tenure Freehold Leasehold

If borrowing by Ltd company please provide name

If leasehold, years remaining on lease Annual rent £ Date

Vacant possession on completion? Yes

Is property currently let? Yes No If yes, rental income pm

Name of tenant

Telephone number

Is the property let on an AST (Assured Shorthold Tenancy) basis? Yes No

If yes please provide details on additional information page at rear of form

Intended use? Own business Investment Own business and residential

Contact details for valuation

Additional property security address, if required
(address and brief description of any other security being offered)

Lender name Account number

Outstanding balance £ Original purchase price £

Date purchased

Description of additional security being offered

If your application relates to a property development loan please provide full details e.g business plan/cash flows, site plans etc. Briefly outline the experience of applicant's in property investment or development in section 7 of this form.

Section 5 - Professional Advisors

	Solicitor's details	Accountant's details
Name of firm	<input type="text"/>	<input type="text"/>
Solicitor acting	<input type="text"/>	<input type="text"/>
Address of solicitor	<input type="text"/>	<input type="text"/>
	Postcode <input type="text"/>	Postcode <input type="text"/>
Telephone No.	<input type="text"/>	<input type="text"/>
Fax No.	<input type="text"/>	<input type="text"/>
Email address	<input type="text"/>	<input type="text"/>
DX number	<input type="text"/>	<input type="text"/>
Number of partners	<input type="text"/>	<input type="text"/>

Section 6 - Additional Information Section

Section 7 - Declaration

Please note that the specific Terms and Conditions of any Commercial Mortgage/Finance offered to you by a lender will be fully explained in its respective Agreement/Mortgage/Finance offer.

A Service of Quality

We place paramount importance on customer service and aim to meet your expectations on every occasion. To achieve this aim we need accurate personal information about you. We have a legal obligation under the Data Protection Act to ensure that all information held and processed about you complies with the principles of the Act. The Act requires all personal information to be treated in the strictest confidence and to be used only for the purposes of which you are aware. To Commercial 1 Limited, the Lender/s its agents and successors and assignees I/we declare and agree that;

1. I am/we are 18 years of age or older
2. I/we have personally completed the application (or if completed by someone else I/we have read and checked every answer).
3. The information given in this application is true to the best of my knowledge and belief.
4. I/we confirm that the borrower has sufficient income to support the mortgage/finance applied for. No loans exist that are required to be disclosed- but which have not been disclosed.
5. I/ we understand that Commercial 1 Ltd will undertake its best efforts to ensure the finance sought meets my/our needs based on the information provided by me/us. I/we understand that Commercial 1 Ltd are not liable for any action that I/we take as a result of this advice and that responsibility for assessing whether the borrowing is suitable for my/our situation is the responsibility of me/us and our professional advisers e.g. Accountants/Solicitors. Commercial 1 Ltd cannot be responsible for any delays that might occur between application and drawdown and any costs /penalties incurred by the applicant as a result. Commercial 1 Ltd undertakes to act with all reasonable skill and speed but remains dependent upon the applicant/s and their advisers/third parties performing in a timely way.
6. I/we undertake to re-imburse all fees/expenses and costs incurred by the lender in connection with this application and with any borrowings that may result.
7. I/we undertake to advise the lender of any change in circumstances prior to any advance being made which may affect their assessment of the application.
8. The lender (or its agents) may make such enquiries of such persons (e.g. such as Lenders/Employers/Landlords/Accountants and Bankers) as is deemed necessary to confirm the accuracy of information contained within the proposal. I/we authorise the lender may make enquiries as required of the Inland Revenue.
9. I/we understand that a false or misleading declaration will/may adversely affect any mortgage offer or invalidate such offer. I/we understand and acknowledge that the lender may at any time prior to the finance being drawn/completed - withdraw, cancel or revise any such offer without notice and without stating a reason. Failure to maintain the repayments agreed may result in repossession and subsequent sale of any property secured against the finance by the lender and Legal action against the business.
10. I/we authorise the Commercial 1 Ltd to use appropriate techniques in assessing the application such as credit scoring and credit search with relevant agencies and that such information may be processed automatically.
11. I/we understand that the rate of interest payable on any

advance agreed and drawn/completed (and thus the monthly/quarterly/annual repayment) may vary from time to time in accordance with fluctuating interest rates and the specific terms of the loan. If you are concerned regarding the impact of fluctuating interest rates on any loan/finance repayments Commercial 1 Ltd can assist in seeking fixed interest rate loans/facilities.

Prevention of Fraud

12. We will check your details with a fraud prevention agency(ies) and if you provide false or may use this information and search these records to;
 - Help make decisions about credit and credit related services for you and your households
 - Trace debtors, recover debt and prevent fraud.
 - Check your identity to prevent money laundering.

Sensitive Data

The Company has notified me that it processes 'sensitive data' regarding criminal convictions, racial or ethnic origin, political options, religious beliefs, Trade Union membership, physical or mental health and sexual life about applicants as part of risk profiling applications and for insurance purpose. I/We am/are informed that this information is only used for assessing risk my/our eligibility for a mortgage. I/We consent to the Company Processing sensitive data held about me/us in this matter and to the Company holding securely any medical health data about me.

Valuation

13. I/We authorise you to instruct a valuer to undertake a valuation for mortgage/loan purposes upon receipt of this application at my/our cost. Once the valuation has been carried out any valuation fee is non – refundable. I/We understand that this payment is non – refundable. I/We understand that payment of a valuation fee will not bind the lender to grant any advance. Neither Commercial 1 Ltd, the lender nor qualified valuers who are to be instructed are under liability, either on the basis of negligence or on any basis whatsoever to me/us as purchasers or owners in respect of the value of or the state or condition of the property. The inspection of the property will be carried out on behalf of the lender and will not include a detailed survey of the structure unless specifically requested. I/We understand that Commercial 1 Ltd and the lender are not the agent of the valuers and I/We understand neither Commercial 1 Ltd or The lender have any responsibility on their part to me/us, for the valuation.
14. I/We confirm that all payments made in respect of any finance granted are made for and on behalf of all applicants detailed in this application form, irrespective that the bank account may be in the sole name of one applicant. If the loan is made to the joint applicants each will be liable for the full amount of the finance.
15. I/We agree that Commercial 1 Ltd may forward this application to any one or more lender/s for it consideration.
16. I/We designate any lender to whom this application is forwarded. I/We acknowledge that the lender is relying on the statements made in this application in deciding on whether to offer a loan or not.
17. I/ We authorise the lender to inspect my/our file held by my/our solicitor in relation to this transaction should the company require access to the same for whatever reason, and also for the acting solicitors to be provided with a copy of the application form.

Data Protection;

18. In accordance with the revisions to the data Protection Act 1998 the information provided by you in your application form, or during any telephone call, may be held on computer by Commercial 1 Ltd and/or the lender and used for customer administration, research and analysis purposes. The information may also be used for credit assessment, fraud prevention and marketing of financial and related products and services. The information may be disclosed to other members of the lender's group and associated companies within the United Kingdom and internationally who may hold it on computer and use it for the above purposes registered with the Office of Information Commissioner. If you prefer not to take part in research or receive any information but products and services please write to the Data Protection Office, at Commercial 1 Ltd or the lender. Under the Data Protection Act you have the right to ask us or the Lender to send a copy of your computer records (on payments of an administration fee) and the right to change any of your information that is incorrect. If you require such details please contact Commercial 1 Ltd, in writing, at Commercial House, 2b Fielding Lane, Bromley, BR2 9FL or write directly to the lender.

19. I/We accept that information given in this application, and any other information that I/we or my/our agents provide to Commercial 1 Ltd and the Lender or is otherwise held by Commercial 1 Ltd may be held on computer and retained after my/our account is closed.

20. I/We accept that this is an application through a Commercial Finance intermediary and that the lender has not given me/us information or advised on another mortgage or mortgage related products.

21. I/We understand that the lender may pay a fee to any intermediary involved with this application and marketing costs to Commercial 1 Ltd.

22. I/We agree that if a guarantor is being used in support of this application, the lender or its agents may disclose to them, details of my/our confidential information. If you are joining in this finance as a guarantor you may become liable, instead of or as well as, the borrower.

23. I/We understand that the lender reserves the right to revalue the property at any time after completion of the mortgage and if necessary to reschedule the loan accordingly.

24. I/We understand that the lender reserves the right to request the completion of their own from of declaration and consent in addition to this declaration.

25. I/We authorise Commercial 1 Ltd or the lender and/or its agents to accept requests to this application from my/our broker/intermediary/Solicitors verbally, in writing, via telephone, fax, electronic mail (or similar method of communication). I/We authorise Commercial 1 Ltd or the lender and/or agents to give/send receive information related to this application to /from my/our broker/intermediary/Solicitors via the above methods of communication. I/We accept the electronic mail has the potential for reduced levels of security and I am/we prepared to accept this risk.

26. I/We confirm any solicitor or licensed conveyancers acting for me may disclose to the lender any information he/she or the lender consider relevant to the lender decision to lend and I/we waive any duty of confidentiality or privilege which may otherwise exist.

27. I/We confirm that Commercial 1 Ltd may reject my application at any time without notice or reason.

28. If there are more than one of us, then we agree and understand that our liabilities and obligations hereunder are joint and several and we consent to the lender sending all communications and statements of account to one of us only, unless one of us notifies the lender writing.

Credit Agencies

29. I /We understand that if my/our application is made in joint names, and you search the files of a licensed Credit Agency, an 'Association' will be created with the other person(s) named within this application. I /We understand that these agencies will link together information in the financial records of my/our financial partners. I/we understand that such linked information will be taken into account in all future applications by either of us and that this linking will continue until a notice of confirmed separation (know as 'Disassociation') is successfully filed at these agencies. By stating a financial association with another party you are also declaring that you are entitled to:

- Disclose information about your joint application and/or anyone else referred to by you; and
- Authorise us to search, link and/or record information at credit reference agencies about you and/or anyone else referred to by you;
- (Sole Applicants Only) For the purpose of this application my partner and I are financially independent and I requested that my application be assessed without reference to any associated records, although I recognise that this may adversely affect the outcome of my application, I believe that there is no information relating to my partner that is likely to affect the Company's willingness to offer services to me. I authorise the Company to check the validity of this declaration with Credit Reference Agencies and if the Company discovers any associated records, affecting the accuracy of this declaration the Company may decide not to proceed with this application on this basis.
- A footprint or record of this 'Association' will be kept at the Credit Agency, whether or not the application proceeds.

30. Credit Reference Agencies' Address

If you would like a copy of your credit file, please write to the following, enclosing a cheque or postal order for £2 (two pounds sterling). You will need to tell them your name(s) and address(es) for the last six years.

Experian Limited
Consumer Help Services Department
PO BOX 8000
Nottingham
NG1 5GX

Equifax Europe (UK) Ltd
PO BOX 3001
Glasgow
G81 2DT

For Our business Customers

The Data Protection Act does not apply to companies in themselves but it does extend to sole Traders and Partnerships.

When an application is received from a business, in addition to the above, information may be sought from Credit reference Agencies on the Company directors and / or partners as individuals. Telephone calls may be recorded for security purposes and monitored under our quality control procedures.

31. Introducer

We will pass back information about you and your agreement that may be necessary for the purpose of administration, payment or settlement. The person who introduces you to us may use this information for marketing purposes, but only with your consent.

Section 7 - Declaration (continued)

Yes No

Have you ever been convicted of any offence other than driving offences?

Have you ever had an insurer decline or cancel insurance or impose special terms?

Are you or have you been in arrears with any credit agreement e.g mortgage, loan etc. within the last three years?

Have you ever had any County Court Judgements or defaults registered against you?

If yes, please provide details

I/We declare that the information given above is complete and correct.

APPLICANT

I/We authorise Commercial 1 Ltd to provide information contained in this application to lenders or potential lenders in order for them to assess my/our application.

APPLICANT 1

Signature

Print name

Date

I/We am/are aware that Commercial 1 may charge an application fee and a broker fee and that they may also receive a commission fee from the Bank or Lender.

I/We accept that the lenders in question will process the data to assess the application and authorise them to take all necessary action to complete this assessment. This may include sharing information with other firms or agencies and will also involve the lender retaining information.

APPLICANT 2

Signature

Print name

Date

If you do not wish to accept these terms we will not be able to provide information to any lender and as such will not be able to conclude your application.

APPLICANT 3

Signature

Print name

Date

The lender(s) may wish to use my/our information in other ways, such as marketing, and may wish to do this by passing your information to other members of its group, however defined.

If you DO NOT authorise the lender(s) to process your information in this way please tick this box

APPLICANT 4

Signature

Print name

Date

Please provide Commercial 1 Ltd with such information they require in connection with this application.