

Requirements when submitting first business model to Mortgage Trust Limited

1. Full names/Directors/Limited company

2. Background

Summary of relevant experience of applicants/directors in respect of investment property and other property ventures.

3. Property schedule

Spreadsheet to include the following details for each let property:

- address (first line and postcode)
- estimated value
- mortgage lender
- mortgage balance outstanding
- monthly mortgage payment
- monthly rent
- tenanted Y/N (include an explanation for any properties not currently tenanted).

Total all columns for estimated value, mortgage balance outstanding, monthly mortgage payments and monthly rent.

4. Current investment strategy

Details of:

- town/city where properties are located
- property types
- tenant profile
- management of properties
- supporting business infrastructure
- rent-to-costs financial model utilised
- details of professional service providers (eg accountants, estate agents, letting agents, solicitors, surveyors etc)

5. Future investment strategy

Details of:

- proposed acquisitions (town/city where properties are located, values, property types, tenant profile, management, source of deposit and legal fees)
- development/refurbishment projects (source of capital for funding works on new acquisitions and timescale before property available for letting)
- contingency plans to cover property void periods

6. Funding requirements

Confirmation of the total aggregate borrowing required over the next 12 months.

7. Any other comments to support the proposal