

Requirements when a summarised business model has already been submitted to Mortgage Trust Ltd

## 1. Full names/Directors/Limited company

## 2. Date of last business model submitted to Mortgage Trust Ltd

## 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 any changes since last business model submitted. To include:

- latest rent-to-costs financial model
- details of current professional service providers (e.g. accountants, estate agents, letting agents, solicitors, surveyors etc)

## 5. Assessment

Brief assessment of performance against plan over period, with review of factors which led to any deviation from the previous business model.

## 6. 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

## 7. Funding requirements

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

## 8. Any other comments to support the proposal