



7. Any Second charges subsisting on the property referred to in Clause 2 upon completion must be discharged in full and the appropriate discharge documents filed at the Land Registry.

8. It is a condition of the loan that the property must be **kept insured at all times** during the loan term, with the interest of \_\_\_\_\_ noted on the policy for a minimum amount (to be confirmed) against damage by fire and other perils, including malicious damage and other perils specified by us to its full reinstatement value. We will effect insurance cover from the date of completion, if you do not forward details of any existing cover for approval when accepting the offer, in which case an amount in respect of the first premium will be deducted from the loan.

9. Redemption of Loan

Terms for redemption are: **One Months'** interest. (This will increase to 2 months interest at the standard rate should the loan fall into arrears and/or the loan is not paid in full at the end of the agreed term). An Administration Fee of £295 will also be payable upon full repayment of the loan.

10. Any survey and / or inspection of the above property carried out by us or on our behalf in connection with this offer is confidential and in the event of our making an advance to you, it will not imply any warranty by us as to the value or condition of the property.

11.

- a) You should study the terms and conditions set out herein and compare them with any offers that you may be able to obtain from other willing lenders.
- b) Once you have signed this offer letter you become liable for the commitment fee of **£1,500** which is payable to \_\_\_\_\_ and is **strictly non-refundable** whether or not this loan proceeds to completion.
- c) Deducted from the loan advance upon drawdown will be a completion fee of **£4,500 payable to \_\_\_\_\_** plus 6 months' interest payments at the Reduced Rate totalling **£13,500 plus an Administration/Creation fee of £295 and Solicitors' legal costs and disbursements.**
- d) Confirmation will be required from your legal advisers as to how the loan capital is to be repaid at the end of the loan term.
- e) Any tenancies/leases in respect of the property must be acceptable to us.
- f) By signing this offer you also accept liability to discharge our/ solicitors' legal costs and pay the completion fee above to \_\_\_\_\_ whether or not the loan proceeds to completion or funds are drawn down, unless the offer is withdrawn due to non-availability of funds.
- g) This Offer is subject to Local Authority and Title searches and any other searches and enquiries required by us proving satisfactory.
- h) The monthly rate of interest on the Standard Rate and Reduced Rate may increase in line with any increase in Bank of England base rate. Any shortfall in the monthly interest payment will be payable upon redemption of the loan.

12. We or \_\_\_\_\_ reserve the right to alter the terms hereof or to withdraw this offer any time without assigning a reason. In the event of this offer being withdrawn under this, or any preceding clauses, we shall in no way be liable for any liabilities incurred by you.

13. We or \_\_\_\_\_ reserve the right to transfer, assign or otherwise dispose of the rights, benefits and obligations of this Bridging loan together with the charge over the related securities to other third parties at any time and when this happens you will be notified in writing. Upon acceptance of this offer, this case shall be funded by our lending arm \_\_\_\_\_ and the legal documentation shall be issued accordingly..

14. This offer is subject to the following:

- a. Registration of a First legal charge over the security listed in paragraph 2a in favour of I
- b. Satisfactory proof of income.
- c. Proof of monies for development.
- d. Schedule of works and costs.
- e. The borrowers must use solicitors of their own choice to act and advise them in this transaction. The solicitors must have three or more partners.

15. If you wish to accept this Loan Offer, please indicate this by signing below and returning it to us within **10 Days** from the date hereof.

16. This offer will lapse and the full completion fee and legal costs will become payable if completion does not take place within six weeks of the date hereof, unless an extension of time has been confirmed by us in writing, or unless non-availability of funds causes us to defer completion.

Yours sincerely,

Ann Levine  
For and behalf of