

## OFFER

Address:	Dated: 15th December 2010
Dear: Mr Mr	
Name: Mr Mr	Application Number: 114359
Reg No (If applicable):	
<p>We are pleased to offer you a mortgage loan on the terms set out below. Your offer terms incorporate our Mortgage Conditions 2009 Booklet.</p> <p>This offer is valid for 21 days. If we do not receive the offer letter within this period a £100.00 fee will be charged to revise the offer letter. Once the offer is accepted the mortgage must complete within 90 days of the above date. If not, a further fee of £250.00 will be charged for the application to be re-checked by our underwriting team and where necessary this may result in a new offer on different terms being made. A new valuation may also be required and a fee will also be charged for this.</p> <p>Please note that the valuation report upon which this mortgage offer is based is valid for a period of 4 months from the date of the report. Should completion not occur within this period then a new valuation will be required and you will be charged a fee for this.</p> <p>You can withdraw before signing this offer, or before the mortgage is completed, but if you do so you will lose any fees listed in Section 5 below which you have paid and which are not refundable. Once the mortgage has been completed you will have no right to withdraw, though you can repay the mortgage early, subject to the terms of the mortgage including any early repayment charge.</p>	

<b>1. Security</b>
A first legal charge over the leasehold property known as
A first legal charge over the freehold property known as

## 2. Loan Details

Loan Amount: £105,000.00

Security Properties:

Total property value £150,000.00

Mortgage term 240 months

Mortgage Basis: Repayment basis.

240 payments on a capital and interest basis at a variable rate of 5.00%

## 3. Interest Rate

This is a Bank of England Base Rate Linked Mortgage provided by ,

This product is a variable rate which is 4.50% above the Bank of England Base Rate currently 0.50%, to give a current rate payable of 5.00% which will not go below a floor of 7.50% (the minimum interest rate) once the Bank of England Base Rate reaches 3%. Subject always to the minimum interest rate, the interest rate changes to reflect changes in Bank of England Base Rate as described in the Mortgage Conditions.

4. Loan Repayments	Monthly Payments
240 payments on a capital and interest basis at a variable rate of 5.00%	£692.95

The amount of your first repayment may differ depending on when completion occurs. The Mortgage Conditions describe this.

5. Fees	Fee Amount
Commitment Fee. Payable on signing the offer. Refundable on completion. If the mortgage does not complete the commitment fee, less our reasonable administration costs, will be forwarded to our legal representatives and will be used in part or whole against any fees incurred in the completion of the mortgage. Any surplus will be forwarded to you.	£525.00
Arrangement Fee. Payable on completion. Non refundable.	£2,100.00
Telegraphic Transfer Fee. Payable on completion. Non-refundable.	£30.00

Legal Fees - you will pay all legal fees and costs (both yours and ours) relating to the mortgage whether or not it completes.

Our tariff of charges will also apply. You may have to pay other taxes or costs in addition to any fees shown here.

## 6. Insurance

The Property must be adequately insured for the full reinstatement amount of £100,000.00 under an acceptable building insurance policy with suitable evidence of cover provided to us and our interest must be noted on the policy.

## 7. Early repayment

An early repayment charge is payable if you repay the loan before the end of the term as follows: If you repay in months 1 to 36 then it will be 3.00% of the amount repaid and in months 37 to 60 it will be 2.00% of the amount repaid.

## 8. Using a mortgage intermediary

Your broker will receive a commission from us for arranging your loan. This will be £1,050.00. Payment of the commission may mean that the broker is not in a position to give you unbiased advice in connection with the arrangement of your loan. The Bank operates a pricing policy which means that the fees and price that you pay is the same as you would have paid if you had approached us directly.

## 9. Special Conditions

1. Prior to completion we shall require sight of a signed and completed Aldermore Bank PLC direct debit mandate.
2. We require sight of a satisfactory reference from the existing mortgage lender.
3. We require sight of satisfactory redemption statement from the existing mortgage lender.
4. We require sight of the lease(s) at the Property which are to confirm a minimum rent of £14,000 per annum, the terms of which must be to our and our solicitors' entire satisfaction.
5. The Property must be adequately insured for the full reinstatement amount of £100,000.00 under an acceptable building insurance policy with suitable evidence of cover provided to us and our interest must be noted on the policy.
6. The following areas of legislation apply to the property and by signing our offer letter the applicant will thereby undertake to fully comply with each area; EPC, Fire Risk Assessment, Disability Discrimination Act and Asbestos Containing Material inspection and management plan. The customer will also forward relevant reports or certificates as requested by the Bank from time to time.
7. Prior to completion we shall require sight of an original .. form,  
to be signed and fully completed by all parties to the loan.
8. We require an undertaking from the Borrowers Solicitor to confirm that the surplus funds of this advance will be used to purchase another property.
9. We require sight of your last 2 months bank statements, which are to be to our entire satisfaction. These are to include proof of the rental income from the security.
10. We require satisfactory confirmation that the appropriate planning consents are in place for the current/intended use of the property.
11. All accounts to be cross collateralised with full rights of set off.

**10. Declaration**

This is an important legal document all of you must read this offer and the Mortgage Conditions carefully. You need to understand the implication of the commitment that you are making, and the obligations you are entering into, before accepting the offer. If there are any terms or conditions that you do not understand, please ask your solicitor to explain them to you.

Please do not make any alterations to this offer. If there are any terms or conditions that we agree to change or revise, we will issue a new offer document.

1. Please sign and return a copy of this offer to us along with your payment for the Commitment Fee, if not already paid to us, in the stamped addressed envelope provided.
2. Your offer is conditional on any outstanding conditions being satisfied and our being fully satisfied with our security and our Solicitor giving us a certificate of title in accordance with our instructions, and everything else required under our instruction having been satisfactory performed.
3. Our Solicitors will liaise with your Solicitors to complete all the necessary legal requirements and to complete this mortgage as quickly as possible. The security documentation will be sent to your Solicitors for them to witness the execution.
4. Please ensure your Solicitors are fully instructed in this matter.

Yours sincerely

*Louise Rodence Smith*



For and on behalf of

For and on behalf of

By Countersignature you accept this offer and the terms incorporated in it.

Signed .....

Signed .....

Dated .....

Dated .....

Signed .....

Signed .....

Dated .....

Dated .....

If your correspondence address differs, following completion of your commercial mortgage, from the address quoted at the head of this letter please complete section below;

House Name .....

House Number.....

Address Line 1.....

Address Line 2.....

Address Line 3.....

Town/City.....

County.....Postcode .....