

**SHORT TERM FINANCE SCHEDULE OF WORKS**

May 2019

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |                                           |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------|--|
| Account number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicant name |                                           |  |
| Address of proposed security                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |                                           |  |
| Standard refurbishment <input type="checkbox"/><br><i>Works that are predominantly cosmetic, with no significant improvements to the property.</i>                                                                                                                                                                                                                                                                                                                                                                                      |                |                                           |  |
| Light refurbishment <input type="checkbox"/><br><i>Refitting and modernisation works that do not materially change the existing floor area and costs will not usually exceed 25% of the current value. This does not cover alterations that require planning permission (except change of use for small HMO's i.e. C3 to C4), permitted development rights or building regulations approval and should not involve any major structural works to the property. The scheme term is up to 6/9 months depending on the product.</i>        |                |                                           |  |
| Heavy refurbishment <input type="checkbox"/><br><i>Works where the completion time limit is up to 12 months. This includes improvements, alterations and extension (including loft conversions) of an existing house and includes conversion to a large HMO i.e. more than six sharers. These works may well require planning permission, permitted development rights or building regulations approval and could involve structural works to the property. As a guide, the cost of works will not usually exceed 50% of the value.</i> |                |                                           |  |
| Who is to undertake the works?      Self <input type="checkbox"/> Contractor <input type="checkbox"/> Other <input type="checkbox"/><br><small>(If a Contractor or Other please provide names, address and contact details in the 'Additional information' box below)</small>                                                                                                                                                                                                                                                           |                |                                           |  |
| Estimated after works value of the property (£)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                | Anticipated rental income after works (£) |  |
| Basis of rental                      Single let <input type="checkbox"/> Shared letting <input type="checkbox"/> Number of letting units <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                       |                |                                           |  |
| Additional information<br><small>(To include confirmation of local authority consents obtained)</small>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                           |  |

