

LANDLORD BUSINESS PLAN

As part of your application, you'll need to download, save, and complete this form.

You can fill this form in electronically, or by hand (just make sure any handwritten form is clearly completed in block capitals using blue or black ink).

Things to remember:

- ▶ If there are multiple applicants and different investment strategies, you'll need to complete separate forms (as we need one per application).
- ▶ As part of your application, you'll also need to complete our **Portfolio Schedule** document (one per application).
- ▶ If you have 11 or more mortgaged properties with us, you'll also need to complete our **Cash Flow forecast** and our **Statement of assets and liabilities** form.

Application details

Please use **BLOCK CAPITALS**

Form completion date:	
Application reference OR security address of application property:	
Please tell us briefly below anything you think we need to know about this transaction (i.e. lease creation/changes to freehold):	
Applicant name(s): Please only provide details of the applicants to which this form applies (applicants who are not portfolio landlords, or who have provided details on a different Business Plan, should not need to be included).	
Name of company: (if application is in company name)	

Investment strategy

Sole source of income	Additional income stream	Retirement planning
Capital appreciation	Other (please specify):	

Operating model

Please use BLOCK CAPITALS

Property types (please select all that apply):

Single residential investment properties	Multi-Unit freeholds	Houses in multiple occupation (HMOs)
Other (please specify):		

Tenant profile (please select all that apply):

Single family residence	Student let	Other multiple occupants
Let to company	Let to social housing provider	
Other (please specify)		

Initial tenancy agreement period (please select all that apply):

6 months to 1 year	More than 1 year up to 3 years
More than 3 years up to 5 years	More than 5 years

Average length of tenancy for properties in portfolio:

Less than 12 months	12-18 months	19 -24 months
25-36 months	More than 36 months	

Property management:

Letting agent used to source and fully manage tenancies
Letting agent used to source tenant(s) but tenancies self-managed
Fully self-managed
Other (please specify):

Voids and tenant arrears

Please use BLOCK CAPITALS

Average void period for properties in portfolio:

Less than 2 weeks	2 to 4 weeks	More than 4 weeks
Please provide details of how you deal with voids:		

Have you experienced tenants with more than one month's arrears, or any evictions in the last 2 years?

Yes	No	
If yes, please provide details of how such situations are managed:		

Rental income

Do you expect your net rental income (i.e. the 'cash flow' from your letting activities) to increase, decrease, or stay the same over the next five years?

Increase by more than 10%	Increase by less than 10%	Stay the same
Decrease by more than 10%	Decrease by less than 10%	

What are the reasons for the anticipated change in your net rental income? (please select all that apply)

Increase in rents	Reduced use of letting agents	Spend less on maintenance
Increase in property portfolio	Reduced property portfolio	Increased tax liability
Reduction in finance costs	Other (please specify)	

Future strategy

What are your plans for your rental units over the next five years?

Increase the number of units	Keep the same number	Decrease the number of units, but not leave the rental market
Leave the market altogether	Don't know	

Proposed future purchases

Please use BLOCK CAPITALS

How many additional properties are you considering purchasing in next 12 months?		
How much do you intend to spend on these property purchases?	£	
What is your estimated borrowing requirement for these property purchases?	£	
Would you require additional funding from the bank for these purchases?	Yes	No

Proposed disposals

Please use **BLOCK CAPITALS**

How many properties are you considering selling in the next 12 months?	
What is the current total value of these properties?	£
How much are you intending to reduce your total borrowing by?	£
Please include details of your reasons for proposed property disposals:	

Proposed improvements

Please use **BLOCK CAPITALS**

How many properties are you considering improving in the next 12 months?	
How much do you intend to spend on property improvements?	£
What is your estimated borrowing requirement for property improvements?	£
Please include details of how you will deal with voids during the improvements:	

Subject to status. If you fail to keep up with payments on your mortgage a 'receiver of rent' may be appointed and/or your rental property may be repossessed.

Aldermore
more possible

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