


BUY-TO-LET

Business plan

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 pmlenquiries@paragon-group.co.uk

 www.paragon-mortgages.co.uk

Requirements when submitting a business plan to Paragon Mortgages

1. Full names/directors/limited company

2. Background

Summary of relevant experience of applicants/directors in respect of investment property and other property ventures.

3. Current investment strategy

Details of:

- town/city where properties are located
- property types, eg HMO, single residential leasehold flats
- tenant profile, eg students, housing benefit, professionals, families
- management of properties, eg self-managed, managing agent
- supporting business infrastructure, eg own letting office, maintenance contractors
- rent-to-costs financial model utilised
- details of professional service providers (eg accountants, estate agents, letting agents, solicitors, surveyors etc)

4. Future strategy

Details of:

- proposed acquisitions (town/city where properties are located, values, property types, tenant profile, management, source of deposit and legal fees)
- proposed sales
- development/refurbishment projects (source of capital for funding works on new acquisitions and timescale before property is available for letting)
- contingency plans to cover property void periods
- any restructuring plans for the business including incorporation, partnership etc

5. Funding requirements

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

6. Please detail other corporate ownership or directorships, along with details of company borrowing and inter company liabilities

7. Any other comments to support the proposal

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