

BUY-TO-LET

Updated business model



0345 849 4040



0345 849 4041



pmlenquiries@paragon-group.co.uk



www.paragon-mortgages.co.uk

1. Full names/directors/limited company

2. Date of last business model submitted to Paragon Mortgages

3. Property schedule

Spreadsheet to include the following details for each let property:

- address (first line and postcode)
- estimated value
- mortgage lender
- mortgage balance outstanding
- monthly mortgage payment
- monthly rent
- tenanted Y/N (include an explanation for any properties not currently tenanted).

Total all columns for estimated value, mortgage balance outstanding, monthly mortgage payments and monthly rent.

4. Current investment strategy

Details of any changes since last business model submitted. To include:

- latest rent-to-costs financial model
- details of current professional service providers (eg accountants, estate agents, letting agents, solicitors, surveyors etc)

5. Assessment

Brief assessment of performance against plan over period, with review of factors which led to any deviation from the previous business model.

6. Future investment strategy

Details of:

- proposed acquisitions (town/city where properties are located, values, property types, tenant profile, management, source of deposit and legal fees)
- 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

7. Funding requirements

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

8. Any other comments to support the proposal