

# Business plan

Portfolio landlords with 4 or more mortgaged Buy-to-Let properties will need to **download, save, and then complete this form**. Forms should be completed electronically or by hand (all handwritten forms should be clearly completed in block capitals using blue or black ink). If there are multiple applicants and investment strategies differ, further copies of this form will need to be provided as appropriate.

Please also provide one 'Portfolio Schedule' document per application. If any applicant has 11 or more mortgaged properties with Aldermore, a '12 month Cash Flow Forecast' and a 'Statement of Assets and Liabilities' will also be required.

## Application details

Please use **BLOCK CAPITALS**

Form completion date:

Application reference OR security address of application property:

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Sole source of income | <input type="checkbox"/> Additional income stream | <input type="checkbox"/> Retirement planning |
| <input type="checkbox"/> Capital appreciation  | <input type="checkbox"/> Other (please specify):  |  |

## Operating model

Please use **BLOCK CAPITALS**

**Property types** (please select all that apply):

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Single residential investment properties | <input type="checkbox"/> Multi-Unit freeholds | <input type="checkbox"/> Houses in multiple occupation (HMOs) |
| <input type="checkbox"/> Other (please specify):                  |   |   |

**Tenant profile** (please select all that apply):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Single family residence | <input type="checkbox"/> Student let                    | <input type="checkbox"/> Other multiple occupants |
| <input type="checkbox"/> Let to company          | <input type="checkbox"/> Let to social housing provider | <input type="checkbox"/> Other*                   |

\*If 'other' please provide further detail in 'Additional Information' on p3.

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

- |  |   |
|--|---|
| <input type="checkbox"/> 6 months to 1 year              | <input type="checkbox"/> More than 1 year up to 3 years |
| <input type="checkbox"/> More than 3 years up to 5 years | <input type="checkbox"/> More than 5 years              |

**Average length of tenancy for properties in portfolio:**

- |  |   |                                       |
|--|---|---------------------------------------|
| <input type="checkbox"/> Less than 12 months | <input type="checkbox"/> 12-18 months       | <input type="checkbox"/> 19-24 months |
| <input type="checkbox"/> 25-36 months        | <input type="checkbox"/> More than 36 month |                                       |

**Property management:**

- |  |  |
|--|--|
| <input type="checkbox"/> Letting agent used to source and fully manage tenancies | <input type="checkbox"/> Letting agent used to source tenant(s) but tenancies self-managed |
| <input type="checkbox"/> Fully self-managed                                      | <input type="checkbox"/> 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**

(Please include details of any plans to diversify into other property or tenancy types in 'Additional Information' on p3)

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?

£

**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:

**Additional information****Please use BLOCK CAPITALS**

Please provide any additional information relevant to your Business Plan (this should include investment in other property types, such as commercial or holiday lets):



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