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[CLIENT COMPANY NAME & ADDRESS]

Suitability Letter

Dear Sir/Madam,

Further to our meeting and telephone discussions, I am now writing to you to formally confirm the contents of our discussions.

We completed a confidential fact find to establish your needs and understand your current circumstances. I confirmed that I would research our panel of lenders and recommend a finance solution from them based on your requirements.

The reasons for my recommendation are based on your request for finance arising from the confidential fact find, the key issues identified are as follows:

We have conducted a review of your existing arrangements in relation to the – **ADD DETAIL IF APPLICABLE**

Your Current Situation:

You are looking to purchase property at **SECURITY PROPERTY ADDRESS/ES** for a purchase price of **£XXXX** (and intend to undertake a full refurbishment of the property at a cost c£25k plus finance/legal fees)

You requested the maximum day 1 LTV facility available to assist with the purchase, and that you have sufficient funds to cover the refurbishment works. Ideally you would prefer an option to draw further funds following completion of the works, but this is not essential.

I have sought to obtain the best pricing on a bridging loan, taking into account your considerations in respect of renovation of the property along with ultimate sale or refinance options. - VARIABLE

A review of your existing financial arrangements has taken place to confirm the bridging finance options offered meet our affordability and suitability requirements.

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Your Future Plans:

You advised that on completion of the refurbishment works you plan to either market the property for immediate sale, or will rent the property out and refinance to a BTL mortgage. This is dependent on demand in the locality for either sale or rental. - VARIABLE

Key Factors important to you:

- [e.g. Flexibility of product
- Speed of drawdown of facility
- Lowest interest rate]

Summary of your current position:

EXAMPLE [Insert rows as required with the specific circumstances of client]

Name	A Test Client
DOB	01/01/1965
Company Name	XYZ Delivery Services LLP
Company Type	Limited Company
Finance Type	Bridging Finance
Net Monthly income (£)	£15000
Monthly expenditure (£)	£12000
Amount requested (£)	£600,000
Loan term (months)	12
Secured/unsecured	Secured or Unsecured

SUITABILITY REPORT The options below are based on the understanding of your position and objectives from the information you provided. This statement should be read in conjunction with our relevant [e.g. fee disclosure and or Key Feature] documents. If you do not understand any of the information presented, then please contact us to discuss further before proceeding.

NOTE: Failure to disclose all requested information may result in the recommendation provided not being the most suitable for your needs.

OPTIONS CONSIDERED:

Please find below a review of your options available for consideration. Each of the options include the features or benefits which are shown below.

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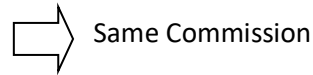
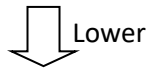
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Broker Commission Variation

We disclose our commission variations where possible to our clients. The below icons indicate where a commission earned is Higher, Lower or the same as each option provided.



Lender	LENDER A NAME	LENDER B NAME	LENDER C NAME
Purpose	Bridging Finance	Bridging Finance	Bridging Finance
Type of facility	Asset (Fixed Term)	Asset (Fixed Term)	Asset (Fixed Term)
Commencement Date	27/01/2020	27/01/2020	27/01/2020
Initial Loan Amount (£)	£600,000	£600,000	£600,000
Total Payable (£)	£Data	£Data	£Data
Repayment Term (months)	12	12	12
Total cost of credit (£)	£Data	£Data	£Data
Monthly Repayment (£)	£Data	£Data	£Data
Annualised Percentage Rate of Charge %	APR%	APR%	APR%
Broker Commission variation DELETE IF NOT NEEDED (add the icons which represent higher, lower, or equal commissions) Examples in boxes			
Nature of financial arrangement between Lender and Broker	Fixed Price Commission	Fixed Price Commission	Fixed Price Commission
Features and Benefits	i.e. No Early Repayment Charges are applied if the loan is repaid before the contractual end date		
Risks	e.g. variable interest rate		
Your comments	Client verbatim is more powerful	e.g. Preferred due to LTV	e.g. Preferred due to flexibility of product

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Effects on the client for the arrangements

(DELETE IF NOT APPLICABLE)

- Lenders may pay different rates and we will highlight this to you via the Broker commission variation columns. Arrows pointing upwards means a higher rate is paid, arrows downwards mean a lower rate is paid and arrows pointing right mean levels are the same. Depending on the lender chosen, we may have influence over the interest rate which may impact the total amount payable by you the customer.

Other Products and Services not considered

Due consideration was taken on a range of products, but the alternatives were discounted due to:

[e.g. Loan duration]

- You only required a loan over a specific term; relate back to client's priorities]

[Finance Company]


- Your APR% was set at a maximum of 10%, relate back to client's priorities]

[Finance Company B]

- Are not currently opening to new lending due to underwriting restrictions

YOUR SELECTION

EXAMPLE You have selected the [Lender C Name] option

Purpose	Bridging Finance
Commencement Date	27/01/2020
Initial Loan Amount	£600,000
Total Payable (£)	£666,297.10
Repayment Term (months)	12
Total cost of credit (£)	£66,297.10
Monthly Repayment (£)	£1,841.59
Annualised Percentage Rate of Charge %	6.8%
Broker Commission Variation DELETE IF NOT NEEDED	
Nature of financial arrangement between Lender and Broker	e.g. Fixed Price Commission

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Effects on the client for the arrangements

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- Lenders may pay different rates and we will highlight this to you via the Broker commission variation columns. , for certain lenders we may have influence over the interest rate. This may impact the total amount payable by you the customer.

Key Benefits & Features

A summary of the benefits and features applicable to [e.g. Lender C] are set out below:

[No Arrangement Fees No fees will be added to your finance agreement.

Poor credit, CCJ's, Defaults Your application will be considered if you have an adverse credit history.

No Early Repayment Charges are applied if the loan is repaid before the contractual end date]

Risks

e.g. Your property may be repossessed if you cannot keep up with repayments. Your home may be at risk if it has been used as security for the proposed new arrangements.

Reason for Option

The above option has been selected for the following reasons:

the interest rate, set up costs and no early repayment charges which I feel best meets your needs.

They have also confirmed they will review the property on completion of works, and potentially release further funds re work completed. - VARIABLE

COST OF SERVICES

[A summary of how my company can be remunerated for the advice received and the provision of my services is detailed in the Terms of Business provided].

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CONFIRMATION:

The options presented correspond to our understanding of your current needs and requirements. Please sign to confirm:

- You understand the products or services that has been selected
- [You have read the fees document and understand what fees you need to pay]
- The products or services selected are based on the facts provided and any false or missing information may result an unsuitable product choice
- You have been informed about the nature of our commission in relation to the credit products offered

If you have any queries concerning the content of this report, or should you feel the options provided are in any way an inaccurate reflection of your requirements, contact us immediately.

Report written by [Broker]

Signature _____ Date ____/____/____

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