

25th November 2016

Simon Ryder
First Financial

Your Client: Mr Hossein Azar & Mrs Masoumeh Marandi

West One Loans Reference 650950

Proposed Facility Terms

Dear Sirs

Re: 5 Grange Gardens, London, NW3 7XG

Further to your recent application for the above named client we are pleased to provide the following terms set out below:

Loan Amount	£2,135,000.00
Purchase Price/Valuation	£4,500,000.00
Term	18 Months
Purpose of Loan	Refinance
Charge	2nd Charge
Reduced Rate of Interest Per Month	1%
Value of 1 st charge (if applicable)	£500,000.00
Monthly Payment	£21,350.00

<p>Advance Monthly Payments 18 <i>Provided that you have prepaid any interest and redeem the loan before the prepaid interest has been used then you will be given a credit (calculated on a monthly, not daily basis) for the unused prepaid interest.</i></p>	£384,300.00
<p>Arrangement Fee <i>This will be deducted from the advance.</i></p>	£42,700.00
<p>Admin Fee <i>This will be deducted from the advance.</i></p>	£1,595.00
<p>West One Audit Attendance</p>	£350.00
<p>Legal Fee <i>This will be deducted from the advance.</i></p>	To be advised
<p>Lenders Insurances and Processing Fee</p>	£1,449.00
<p>Exit Fee</p>	£0.00
<p>Standard Flat Rate of Interest <i>Where instalments are paid within 7 days of their falling due for payment and there are no arrears of interest outstanding, we will accept monthly payments at the reduced rate of interest. Where, after the Loan Repayment date has passed and you fail to discharge the balance due to us, then we will charge interest at the Standard Flat Rate of Interest until redemption.</i></p>	2%
<p>Broker Fee <i>This fee will be deducted from the advance and paid in full to the Broker.</i></p>	£0.00
<p>Net Loan Advance</p>	£1,704,606.00

These terms are valid until 02/12/2016. Please follow the instructions below if you wish to proceed.

Please note:

- Terms are subject to change upon seeing the borrower's credit report.
- The maximum loan to value is calculated on the 180 day value of the property.

What you need to do next:

- Fully complete, sign and date an application form.
- Sign the bottom of this letter to confirm that you agree to the terms offered.
- Please arrange payment for the valuation. Amount due to be confirmed.

We also require the following:

- Proof of Identity: This can be a passport or driving licence.
- Proof of address: 2 from the following: utility bill, phone bill (not mobile), bank or building society statement dated within the last 2 months or a local authority Council Tax bill.
- Building insurance noting "West One Loan Limited" interest with re-instatement value.

PLEASE DO NOT SEND ORIGINAL DOCUMENTS

Please note for joint applications all requests are for all applicants.

For Limited Companies we also require:

- Certificate of incorporation
- Full details of all directors and shareholders
- Confirmation of split of shareholding
- Personal Guarantee from all Directors and 20%+ shareholders
- Debenture

As soon as we have received the above items we can start processing your application.

If you have any questions or queries regarding the details of the loan, the enclosed documents or supplying the information requested, you are free to contact us. Should you need to do so, please call me on 0333 1234 556.

These terms are based on information provided to us and are not an offer of advance or a facility letter. A formal facility letter will be issued by our solicitors once a fully completed application form has been provided, signed by all borrowers and approved by us. We are not responsible for any costs incurred at any time by you or your clients in connection with the instruction of valuations or lawyers. We may also wish to instruct our audit surveyors to visit the properties. You will be required to cover the costs of this additional inspection.

YOU SHOULD NOT ENTER INTO ANY FINANCIAL COMMITMENTS BASED ON THIS IN PRINCIPLE OFFER.

Yours faithfully,

West One Loan Limited

WEST ONE LOAN LIMITED
3RD FLOOR, PREMIERE HOUSE
ELSTREE WAY, BOREHAMWOOD
HERTFORDSHIRE, WD6 1JH

T. 0333 1234 556
E. INFO@WESTONELOANS.CO.UK
W. WWW.WESTONELOANS.CO.UK

West One Loan Limited

I we hereby accept the offer contained in the above letter together with the terms and conditions.

SIGNED _____

SIGNED _____

NAME _____

NAME _____

DATE _____

DATE _____