

CHECKLIST

Development Finance Document Checklist

A guide to the documents typically required to assess a ground-up or heavy refurbishment development facility.

Borrower & team

- SPV structure chart, directors and shareholders
- Developer CV / schedule of completed schemes
- Professional team: architect, QS, project manager, contractor

Site & planning

- Site address, tenure and ownership/acquisition status
- Planning consent, decision notice and approved drawings
- Key planning conditions and any pre-commencement matters

Costs & value

- Detailed development appraisal and cash-flow
- Fixed-price build contract or detailed cost plan with contingency
- Independent valuation / GDV evidence and comparable sales

Programme & exit

- Build programme and drawdown schedule
- Pre-sales, pre-lets or expressions of interest
- Exit strategy and repayment timetable

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