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## PROPERTY DEVELOPMENT FINANCE FROM MVC

Funding provided for construction of residential property - houses, apartments, town houses, bungalows, etc.

Funding provided up to 65% of gross development value which typically will give 80-85% of total costs. 100% construction costs and fees will be covered and remaining balance of funding level provided against the land.

### GENERAL INDICATION OF TERMS

Initial Site Visit to include In-House Valuation Fee & Build Cost Assessment	£1 ,200 - £1 ,600 (depending on location)
Commitment Fee	1.5% of funding required
Interest	7 - 10% p.a. — charged only on the funds drawn Rolled up on a quarterly basis
Exit Fee	Charged on sales of units based upon gross values achieved — this will vary depending upon level of funding required and overall financial structure of the project. This fee can range between 1% and 4%
Surveyor Certification Visits	£650 - £900 per visit (depending on location)
Our Legal Charges	At market rate
Security:	First Charge on land and Debenture and Personal Guarantee if lending to a Company Duty of Care letters from all parties of the professional team

We will be pleased to hear from you with details of the proposed development site including Planning Consent, drawings and a financial appraisal. Upon receipt of this information, we can provide a more accurate indication of the terms we could offer.

Moody Venture Capital LLP - Part of the Moody Group of Companies

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