

Application no: _____

Applicants name: _____

SELF BUILD MORTGAGE APPLICATION - SCHEDULE OF COSTS

To be completed and submitted with ALL self build mortgage applications

<u>Estimate (incl Materials / labour and VAT)</u>		
Status	£	Stage
Purchase of Land inc stamp duty and fees.		<i>Stage 1 Release of Funds (max 60% LTV)</i>
Outline planning permission		
Obtain Full Planning Permission and Building Regulation Approval		
Costs of plan preparation / architects fees		
Cost of Warranty scheme - NHBC / Professional Consultants Certificate etc.		
Insurance - third party, contractors all risk, self build, employers liability, buildings, as appropriate		
Groundworks (clear site / foundations etc.)		<i>Stage 2 Release of Funds</i>
Build Structure to wallplate level		
Roofed in (Complete roof structure / coverings etc.)		<i>Stage 3 Release of Funds</i>
Rainwater goods		<i>Stage 4 Release of Funds</i>
Glazing (External)		
First fix joinery / partitions		
First fix plumbing		
First fix electrics		
Floors / ceilings		
Plastered out / screed floors		
Second fix joinery		
Second fix plumbing (incl bathroom fittings)		
Second fix electrics		
Fit kitchen		
Heating / hot water system		<i>Completion - Final Release of Funds</i>
Drainage system / connection		
Decoration (incl. tiling etc)		
Landscaping / paths / drives / fencing / walls		
	0	
Contingency (min 10%)	0	
TOTAL COSTS	0	

Note: VAT cannot be reclaimed until completion and is often the cause of lack of funds towards the end of the build and this will need to be factored in. Often the VAT will not be reclaimed until after the final mortgage payment, although tends to be used to contribute towards any outstanding invoices.

Form Completed by (signed): _____

Print Name: _____