



# MARY RILEY CUSTOM BUILD FUNDING LIMITED

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## SPEAK TO THE EXPERTS

Picturing your dream home is easy but we recognise funding that dream can be a daunting task.

We provide dedicated independent funding advice and coordinate the professional and financial service providers from start to finish of the build project. This enables you to focus on the important matter of building and furnishing your new home – secure in the knowledge crucial financial aspects are expertly project managed.

### We provide dedicated independent funding advice in connection with:

- SELF-BUILD • CUSTOM BUILD • GROUP SELF-BUILD • RENOVATION
- CONVERSION • KNOCK-DOWN AND REBUILD • BUILDING A SUBSTANTIAL EXTENSION
- COMMERCIAL DEVELOPMENT FUNDING

We can also assist with:

- HOUSE PURCHASE • REMORTGAGE • BUY-TO-LET TRANSACTIONS



### The advantages of engaging our services:

- Specialist Knowledge
- Sourcing Funding / Mortgages
- Application Procedure
- Guidance on Supporting Documentation
- Cash Project Management
- Stage Release Payments
- Valuation Services
- Review of Formal Offer of Funding / Mortgage
- Facilitate Insurances –  
Site Insurance / Structural Warranty /  
Defective Title
- Professional Services
- Panel of Solicitors

## CUSTOMER CARE IS PARAMOUNT

One of our main objectives is to eliminate as much stress as possible for our clients.

It comes as part and parcel of the highly personalised service you can always expect from us at **Mary Riley Custom Build Funding Limited**. We all very much look forward to a partnership that allows you to build **tomorrow's home today**.

**YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Mary Riley Custom Build Funding Limited is an Appointed Representative of PFM Associates Limited which is Authorised and Regulated by the Financial Conduct Authority Registered in England No. 3871403.



**Research and Communication with all associated parties are key contributors to the Successful Construction of your New Home / Build Project.**

## **Self-Build, Custom Build, Renovation, Conversion, Knock-down and Replace an Existing Structure/Knock-down Rebuild**



### **Indicative Stage Release Funding – Subject to Planning:-**

#### **Custom Build / Group Self-Build:**

- Purchase of Land
- Associated Preliminary Costs and Substructure
- Construction to Wind and Water Tight Stage
- 1st Fix
- 2nd Fix and Certified Completion

#### **Self-Build:**

- Land
- Substructure / Ground Works / Footings
- Wallplate / Eaves Height, (just before the roof trusses go on)
- Wind and Watertight Roof Tiled
- 1st Fix
- 2nd Fix
- Certified Completion

#### **Renovation / Conversion:**

- Purchase of Existing Structure
- Inspection and Completion of Structural Survey & Cost Estimate of necessary works
- Completion of Load Bearing Elements
- 1st Fix
- 2nd Fix
- Certified Completion

### **Site Insurance and Structural Warranty**

A Bank or Building Society will not release initial funds until you can demonstrate that you have adequate Site Insurance and a 10 year Structural Warranty Policy.

All people undertaking a build project, whether borrowing or not in our opinion should have an appropriate Site Insurance and 10 year Structural Warranty cover in place.

### **In conclusion:**

Subject to Affordability and meeting Lending Criteria, Banks and Building Societies lending in the “Stage Release Funding Arena” have a healthy appetite to lend on Residential Construction Projects providing due diligence has been carried out by you, the client, on ensuring you engage the “Appropriate” team(s) to achieve the successful construction of your New Home.

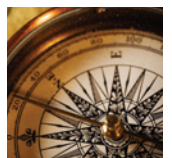
**RESEARCH, DEFINITION AND COMMUNICATION WITH ALL ASSOCIATED PARTIES ARE KEY CONTRIBUTORS TO THE SUCCESSFUL CONSTRUCTION OF YOUR NEW HOME!**

Mary Riley, Director,  
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