

MAGNET

CAPITAL

DEVELOPER CV &
PREVIOUS EXPERIENCE



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1: CLIENT DETAILS

Client name:

2: PROFESSIONAL BACKGROUND

Current occupation:

Years in development:

Qualifications / professional memberships:

Background summary: (career history, specialisms, areas of operation, typical scheme size)

3: EMPLOYMENT HISTORY

Most recent first

Employer / company:

Role / position:

From: (MM/YY) To: (MM/YY)

4: PREVIOUS PROJECTS

Completed projects, most recent first. Leave unused pages blank.

PROJECT 1

Please email photos of this project to your Magnet Capital contact.

Full project address:

Postcode:

Practical completion:

Your role on this project (select all that apply):

☐ Developer ☐ Main contractor ☐ JV / equity partner ☐ Project manager ☐ Other:

ACCOMMODATION SCHEDULE

Group identical units on one line using Qty. Line GDV and totals calculate automatically.

Property type: (e.g. 2-bed flat, 3-bed semi)

NIA (sq ft):

Qty:

GDV per unit (£):

Line GDV (£):

TOTALS

Total NIA:

Total GDV:

DEVELOPMENT COSTS & PROFIT

Build costs to include construction, professional fees, finance, S106/CIL and sales costs.

Land purchase (£):

Build costs (£):

Total dev. costs (£):

GDV (£):

Profit (£):

Profit on GDV (%):

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Project comments: (e.g. planning, build route, funding, sales / refinance exit, lessons learned)

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4: PREVIOUS PROJECTS

Completed projects, most recent first. Leave unused pages blank.

PROJECT 3

Please email photos of this project to your Magnet Capital contact.

Full project address:

Postcode:

Practical completion:

Your role on this project (select all that apply):

☐ Developer ☐ Main contractor ☐ JV / equity partner ☐ Project manager ☐ Other:

ACCOMMODATION SCHEDULE

Group identical units on one line using Qty. Line GDV and totals calculate automatically.

Property type: (e.g. 2-bed flat, 3-bed semi)

NIA (sq ft):

Qty:

GDV per unit (£):

Line GDV (£):

TOTALS

Total NIA:

Total GDV:

DEVELOPMENT COSTS & PROFIT

Build costs to include construction, professional fees, finance, S106/CIL and sales costs.

Land purchase (£):

Build costs (£):

Total dev. costs (£):

GDV (£):

Profit (£):

Profit on GDV (%):

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Project comments: (e.g. planning, build route, funding, sales / refinance exit, lessons learned)

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4: PREVIOUS PROJECTS

Completed projects, most recent first. Leave unused pages blank.

PROJECT 4

Please email photos of this project to your Magnet Capital contact.

Full project address:

Postcode:

Practical completion:

Your role on this project (select all that apply):

☐ Developer ☐ Main contractor ☐ JV / equity partner ☐ Project manager ☐ Other:

ACCOMMODATION SCHEDULE

Group identical units on one line using Qty. Line GDV and totals calculate automatically.

Property type: (e.g. 2-bed flat, 3-bed semi)

NIA (sq ft):

Qty:

GDV per unit (£):

Line GDV (£):

TOTALS

Total NIA:

Total GDV:

DEVELOPMENT COSTS & PROFIT

Build costs to include construction, professional fees, finance, S106/CIL and sales costs.

Land purchase (£):

Build costs (£):

Total dev. costs (£):

GDV (£):

Profit (£):

Profit on GDV (%):

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Project comments: (e.g. planning, build route, funding, sales / refinance exit, lessons learned)

5: EXPERIENCE SUMMARY

Calculated automatically from Section 4

Projects completed:	Total units delivered:	Total GDV delivered (£):	Total profit (£):

6: CURRENT PIPELINE

Projects under construction or in planning

Address:	Scheme (units / type):	Your role:	Stage:	Est. GDV (£):	Target PC:

7: PROFESSIONAL TEAM

Professionals you regularly work with

Role: (e.g. Architect, QS, Structural engineer)	Name:	Company:

8: ADVERSE HISTORY & LENDER ENFORCEMENT

In relation to any project you, or a company of which you were a director, shareholder or partner, have been involved in, has:

A receiver, administrator or LPA receiver been appointed, or a lender enforced its security? ☐ Yes ☐ No

A loan been in default, or extended, restructured or refinanced because it could not be repaid when due? ☐ Yes ☐ No

You, your investors or any lender suffered a loss, or a shortfall arisen on sale or refinance? ☐ Yes ☐ No

The project been abandoned or materially delayed, or a main contractor become insolvent during the build? ☐ Yes ☐ No

If the answer is yes to any of the above, please give details below, including the project, lender, dates and outcome.

9: DECLARATION

- By signing this Developer CV & Previous Experience, I confirm that the information provided is true, accurate and complete, and that I was personally involved in each project listed in the role stated, whether as developer, contractor, consultant, employee or in any other capacity.
- I understand that it is a criminal offence to knowingly or recklessly give false, inaccurate or misleading information when applying for a loan, and that if Magnet Capital suspects fraud it will record this and may report it.
- I authorise Magnet Capital to verify the information in this document, including through HM Land Registry, Companies House, planning records and enquiries of the lenders, contractors and professionals named, and I authorise those parties to provide such information to Magnet Capital.
- I confirm that I am entitled to disclose information about the professionals and any other persons referred to in this document.
- I have been provided with, and have read, Magnet Capital's Privacy Policy and I understand how Magnet Capital may collect and use my personal data, and what rights I have under Data Protection laws.

Signature:

Print name:

Date: