



## **Speak to the Professionals – Mary Riley Solutions Limited (MRS)**

Picturing your dream home can be easy and at Mary Riley Solutions (MRS) we recognise that funding that dream can prove to be a daunting task. For that reason, with our Specialist Knowledge we provide: Information, Guidance and Support to facilitate Funding Procurement. We also coordinate the Contributing Professional and Financial service provider(s) from inception to conclusion of the construction project. This helps you to get on with the important matter of construction your new home whilst secure in the knowledge that the crucial financial aspects are being expertly managed.

The same principles are applied to Multi Plotted Developments – Commercial Development Funding.

*Mary Riley, CeMAP qualified, is recognised as an industry expert, appearing on television shows such as STV Safe as houses 2006; Channel 4 Trade Secrets 2007; BBC Breakfast TV 2008; Granada TV feature on Self Build Timber Frame Properties and Economic Climate 2008 “Ask the Expert” Panel Grand Designs 2004 to present. Mary is on the Executive Board of NaCSBA and sits on the Structural Timber Frame Committee.*

*MRS provides specialist knowledge and guidance with regard to the procurement of Funding, Supporting Documentation, Cash Flow Management, Valuation Services, Contributing Professional Services and Construction related Insurances. MRS may Sign Post you to a Lending Institution also MRS may act as an Introducer. With your authority to do so, we may liaise with relative parties to move your project to the next stage.*

### *Build your own home*

We consider it a privilege to help clients from all over the UK realise their dream of constructing their own home by making the process as easy and straightforward as possible. If you are considering either “Self-Build”, Custom Build, Renovation, Conversion, Replacement, or Building a substantial extension, this is the perfect opportunity for you to discuss your plans and aspirations with us?

### *Customer Care*

Mary Riley Solutions is renowned within the Stage Release funding sector for the huge emphasis provided on customer care. Clients can take great comfort from knowing that experience and unrivalled knowledge is being utilised. One of our main objectives is to eliminate as much stress as possible, enabling you as our client to get on with the important matter of enjoying your new home.

It all comes as part and parcel of the highly personalised service you can always expect from Mary Riley Solutions Limited. We all very much look forward to a partnership that allows you to build Tomorrow’s Home Today.



Registered address: 2 The Glebe, Clackmannan, Clackmannanshire, FK10 4JJ  
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Telephone 01794 399966 Mobile: 07808 094014  
Registered in Scotland, number: 381203



Mary Riley Solutions Limited (MRS) Funding Procurement: provides Information Guidance and Support and may Sign Post you to a Lending Institution. MRS may act as introducers only. Our services are fee based, and may vary from project to project.



***Indicative Stage Release Funding – In Advance or in Arrears - Subject to Planning: -***

*Custom Build / Group Self-Build*

- Purchase of Land
- Associated Permissions and Approvals Preliminary Costs and Substructures
- Construction to Wind and Watertight Stage
- 1<sup>st</sup> Fix
- 2<sup>nd</sup> Fix and Certified Completion

*Self - Build*

- Land
- Substructure underground and services
- Wall plate / Eaves Heights / (just before the roof trusses go on)
- Wind and Watertight Roof Tiled
- 1<sup>st</sup> Fix
- 2<sup>nd</sup> 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
- 2<sup>nd</sup> Fix
- Certified Completion

*Affordable Community Group Self-Build / Custom Build Projects*

- Funding Procurement – Commencement of Project
- Funding Procurement – Exit Strategy
- Contributing Professional Services
- Construction Related Insurances





Mary Riley Solutions Limited  
*Funding Procurement*

*The Advantages:*

*Funding and Cash Flow Management*

We will guide you through the funding / mortgage process also assisting you to identify your cash flow requirements during the construction period. Cash Flow management is vital ensuring all suppliers are paid on time and “The Money Pot” does not run out of funds!

*Documentation*

Once your mortgage is agreed in principle, we will provide guidance regarding the necessary supporting documentation. On completion of your application and receipt of the supporting documentation, including your build plans, with your approval we may liaise with the lending institution and your Contributing Professional Service Providers.

*Valuations*

On receipt of your valuation report, we will compare the stage valuations with your stage costs to assist you to verify the amount to be released at each stage. This is a crucial to ensure that your lender is able to provide a mortgage / lending facility that meets with your needs.

*Formal Offer*

With your approval we may liaise with the lending institution until your formal Mortgage Offer is produced checking the stage release conditions to ensure that the offer correctly reflects the requirements you stated to the lender!

*Panel of Solicitors*

We can put you in touch with a solicitor(s) who has expert knowledge of stage release/self-build finance to help you through the legal process.

*Insurances*

We can arrange for quotations for the non-regulated insurances associated with the build, such as Site Insurance and Structural Warranty. Defective Title Insurance.



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Mary Riley Solutions Limited  
*Funding Procurement*

*Professional Services*

To name a few we have connections with architects, project managers, quantity surveyors, various method of construction suppliers and builders' merchants throughout the U.K.

*Specialist Knowledge*

We have unparalleled experience of the self-build process and can introduce you to many product and service providers to help turn your dream into the reality. Have confidence in Mary Riley Solutions expertise.

Mary's wealth of experience in the "Self Build", Custom Build arena has seen her play a prominent role in the development of self-build funding concepts that allow those looking to Self-Build, Custom Build, Renovate, Convert or extend their properties to realise their dreams and aspirations.

*Specialist Knowledge – Multi Plotted Self-Build and Custom Build Sites*

*MRS provides a Consultancy Service bringing Self-Build Sites and Custom Build Sites to Market, Coordinating Funding Procurement and Professional Teams from inception to conclusion of the development project(s).*

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

Build Tomorrow's Home Today!



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