

Decision in Principle Form

Buy to Let Second Charge Loans



FAO: Second Charge Underwriting Team - Precise Mortgages

Decision in Principle for:	Name	Postcode	
Please confirm below the type of product(s) required. (If illustrations required for more than one product please tick all that apply)			
Buy to Let	<input type="checkbox"/> 2 year fixed	<input type="checkbox"/> 3 year fixed	<input type="checkbox"/> 5 year fixed
	<input type="checkbox"/> 2 year Tracker		

Please find enclosed the following (if applicable):

☐ My initial fact find
 ☐ A recent credit search
 ☐ Debt Consolidation form attached (only required if customer is consolidating)
 If your customer is consolidating, a copy of the debt consolidation form is attached to this document

Intermediary details (required in order to produce the mortgage illustration.)			
Firm name	FCA number		
Website	Telephone		
Contact name			
Email address			
Business office number or name	Postcode		
Please select the relevant Network OR Club from the drop down lists provided.			
Network	Club		

Fees - The following fees will be included in the mortgage illustration. (All fees payable by the customer to you or a third party in connection with the mortgage must be included so please provide full and correct details)

Type of fee	How is this fee to be paid?	When is this fee to be paid?
Intermediary fee	Amount payable £	On application <input type="checkbox"/>
	Add to loan (to be paid to the intermediary post completion) <input type="checkbox"/>	On funds release (if added to loan fee will always be paid on funds release) <input type="checkbox"/>
	Customer to pay Intermediary direct <input type="checkbox"/>	At offer <input type="checkbox"/>
Valuation fee	Direct to lender <input type="checkbox"/>	On application <input type="checkbox"/>
Telegraphic Transfer Fee	Add to loan <input type="checkbox"/>	On funds release <input type="checkbox"/>
	Direct to lender <input type="checkbox"/>	
Product fee	Add to loan <input type="checkbox"/>	On funds release <input type="checkbox"/>
	Direct to lender <input type="checkbox"/>	

Broker declaration

Please provide me with a mortgage illustration and a list of items required to progress the mortgage application. I note that you will contact me to discuss the products my customer is eligible for and which of those products I require a mortgage illustration.

By submitting this request for a Decision in Principle to you, I :

- ▶ agree to the Second Charge Lending – Terms of Business (2016 Edition) pdf.precisemortgages.co.uk/01593_scl_terms_of_business_1.pdf

Credit decisions and Fraud Prevention Agencies

Note that:

- ▶ The personal information you collect from me will be shared with fraud prevention agencies who will use it to prevent fraud and money-laundering and to verify the identity of the applicant and any guarantor (Applicants). If fraud is detected, I or the Applicants could be refused certain services, finance or employment. Further details of how my and their information will be used by you and these fraud prevention agencies, and my and their data protection rights, can be found by contacting the Data Protection Officer at Precise Mortgages.
- ▶ You will also supply Applicant's personal information to credit reference agencies (CRAs) in order to process their application and they will give you information about Applicants, such as about their financial history. You do this to assess creditworthiness and product suitability, check their identity, manage their account, trace and recover debts and prevent criminal activity.
- ▶ You will also continue to exchange information about Applicants with CRAs on an ongoing basis, including about their settled accounts and any debts not fully repaid on time. CRAs will share their information with other organisations. Their data will also be linked to the data of their spouse, any joint applicants or other financial associates.
- ▶ The identities of the CRAs, and the ways in which they use and share personal information, are explained in more detail at www.equifax.co.uk/crain, www.experian.co.uk/crain or www.callcredit.co.uk/crain.
- ▶ You will perform a 'soft footprint' check, rather than a full credit check, to produce a quotation so it won't harm the Applicants credit rating. When the enquiry moves to application stage, you will leave a credit application record ('hard footprint') on the Applicant's credit file.
- ▶ The details entered must be accurate and true to the best of my knowledge. If you suspect my or the Applicant's involvement in fraudulent activity you will take appropriate action against me and/or the Applicant.

Privacy Notice - Customer

- ▶ Note that how you, credit reference and fraud prevention agencies use customer information, is set out in more detail in your [Summary Privacy Notice](#). You are providing this to me as the Applicant(s) representative and in order to allow you to lawfully progress their application, you require confirmation that I, as the Applicant(s) representative, have provided a copy of the Summary Privacy Notice to each of the Applicants, before you can lawfully proceed with their application.
- ▶ Confirm that I have provided each Applicant with a copy of the Summary Privacy Notice.

Privacy Notice - Intermediary

Note that:

- ▶ More information about how you and fraud prevention agencies use information you hold about mortgage intermediaries is contained in your Intermediary [Privacy Notice](#).
- ▶ You may contact me about products and services offered by Precise Mortgages by post, electronic mail, telephone, SMS text messaging and any other online or interactive media. If you do not wish to receive these then please send an email to marketing@precisemortgages.co.uk with the subject line of 'Unsubscribe' from the above email address.

Buy to Let Applications

- ▶ Note that you may use information that you may already hold about the Applicants (including Guarantors) in assessing this application including details about other properties which are mortgaged to you where they are the borrower or guarantor. I am aware, have made the Applicants aware and they agree that as part of this application you may provide to me, on their behalf, details of those properties to confirm that the information you hold about those is complete and accurate.

Email

- ▶ Confirm that, if I send this form to you by email or have requested that you provide me with information by email I have made my customers aware of this, that email is not a secure medium and the content may be intercepted before it reaches the intended recipient.

Name		Date	
Signature			

Second Charge Loans application form

All sections must be completed in full

We will use this information to provide a decision in principle. If you then decide to apply for a product this will form the basis of your application and by signing the Standard Declaration you confirm it is true and accurate.

Application type Buy to Let	<input type="checkbox"/> Capital and Interest (not available when earned income is utilised)	<input type="checkbox"/> Interest only
Loan purpose		
Loan amount		Term

Please tick if this application is	<input type="checkbox"/> Advised	<input type="checkbox"/> Execution only
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Applicant 1 details			Applicant 2 details		
Title	Surname		Title	Surname	
Forename(s)			Forename(s)		
Landline number			Landline number		
Work number	Mobile number		Work number	Mobile number	
Email address			Email address		
Marital status			Marital status		
Previous name(s)			Previous name(s)		
Nationality	Date of birth		Nationality	Date of birth	
National Insurance number			National Insurance number		
Expected retirement age			Expected retirement age		
Details of maintenance commitments		£ per month	Details of maintenance commitments		£ per month
Current UK resident?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Current UK resident?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Length of residency in the UK	years	months	Length of residency in the UK	years	months
Have you ever been subject to bankruptcy proceedings or been declared bankrupt?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Have you ever been subject to bankruptcy proceedings or been declared bankrupt?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Applicant 1 - Number of dependants	Applicant 2 - Number of dependants
Dependants are persons financially dependent on the applicant(s), without their own financial means. This may include adults or children living with the applicant(s) or living elsewhere.	
How many people (excluding the applicants) aged 18 or over are financially dependant on the applicant(s) without their own financial means?	How many people (excluding the applicants) aged 18 or over are financially dependant on the applicant(s) without their own financial means? (Please only confirm if these dependants are additional to those confirmed by applicant 1)
Number of dependants aged under 18	Number of dependants aged under 18 (Please only confirm if these dependants are additional to those confirmed by applicant 1)

Applicant 1 Current living address	Applicant 2 Current living address (please only complete if this differs to applicant 1)
Postcode	Postcode
Time at address	Time at address
years	years
months	months

Applicant 1 previous address (If less than 3 years at current address)	Applicant 2 previous address (If less than 3 years at current address)
Postcode	Postcode

Employment details - applicant 1	Employment details - applicant 2
Status	Status
Occupation	Occupation
Time in job years months	Time in job years months
Gross income £	Gross income £
Employer's name	Employer's name
Address	Address
Postcode	Postcode
Telephone number	Telephone number
Other income £	Other income £
Source (second job, benefits etc)	Source (second job, benefits etc)
Rental income from unencumbered properties £	Rental income from unencumbered properties £
Is all the applicant's income paid in sterling? <input type="checkbox"/> Yes <input type="checkbox"/> No	Is all the applicant's income paid in sterling? <input type="checkbox"/> Yes <input type="checkbox"/> No
Does the applicant pay tax only in the UK? <input type="checkbox"/> Yes <input type="checkbox"/> No	Does the applicant pay tax only in the UK? <input type="checkbox"/> Yes <input type="checkbox"/> No
Please confirm your Tax status <input type="checkbox"/> Basic <input type="checkbox"/> Higher <input type="checkbox"/> Additional	Please confirm your Tax status <input type="checkbox"/> Basic <input type="checkbox"/> Higher <input type="checkbox"/> Additional

Previous employment details - applicant 1	Previous employment details - applicant 2
Occupation	Occupation
Time in job years months	Time in job years months
Employer's name	Employer's name

Self-employment details - applicant 1	Self-employment details - applicant 2
Date started	Date started
2 years' net profit	2 years' net profit
% share of business	% share of business
Accountant details	Accountant details

Please confirm below	
Are you aware of any changes to your income or expenditure that would affect your ability to repay the mortgage? <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you aware of any changes to your income or expenditure that would affect your ability to repay the mortgage? <input type="checkbox"/> Yes <input type="checkbox"/> No

Details of property to be offered as security	
Address	
Postcode	
Do you or an "immediate family member" live in or intend to live in the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Current value £	Year built
	Purchase price £
Purchase date	Ex-council <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of bedrooms	Number of bathrooms
Number of reception rooms	Over commercial <input type="checkbox"/> Yes <input type="checkbox"/> No
Parking <input type="checkbox"/> Yes <input type="checkbox"/> No	Garage <input type="checkbox"/> Yes <input type="checkbox"/> No
Property type (house, flat etc)	Building type (semi, terraced etc)
If flat, how many floors in the building?	Construction (brick, stone etc)
Solar panels? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, do you rent/lease the solar panels? <input type="checkbox"/> Yes <input type="checkbox"/> No

Please complete all questions below		
Estimated monthly rent if buy to let	£	
Will the rental income be paid in sterling?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are the assets from which the mortgage will be paid held in sterling?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will the property be let to a family member?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Relationship of family member to you		
How many BTL's do you currently own?		
How many are unencumbered?		
Do you own your residential property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the loan to fund the purchase of the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do all of the applicants currently own Buy to Lets other than the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has any applicant or "immediate family member" ever lived in the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Did any of you inherit the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>If you answer Yes to either of the first two questions or No to the second two questions then for your application to proceed you will be required to agree to a declaration that will include that:</p> <ul style="list-style-type: none"> > the mortgage is wholly or predominantly for the purpose of a business carried on or intended to be carried on by you; > you will not benefit from the protection and remedies that would be available to you under the Mortgage Credit Directive Order 2015 (the Order); > you are aware that if you are in any doubt as to the consequences of the agreement not being regulated by the Order or Act, then you should seek independent legal advice. 		

Mortgage details for security address			
<input type="checkbox"/> Capital and interest <input type="checkbox"/> Interest only		Interest Rate	
Mortgage company		Account number	
Mortgage payment	£	Current balance	£
Current arrears (last 12 months)	£	Highest arrears (last 12 months)	£

Details of existing second charge loan against security address			
Company name		Account number	
Mortgage repayment	£	Current balance	£
Current arrears	£	Highest arrears (last 12 months)	£

Tenants that reside at the property			
Name	Tenant?	Name	Tenant?
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No

Please provide details of any criminal convictions for each applicant. Do not include speeding offences or spent convictions.	
Criminal convictions - applicant 1	Criminal convictions - applicant 2

Debt consolidation form



Customer ref:

Credit in name of applicant		Credit/loan company	Account type	Date opened	Card Number / loan account number (always required)	Monthly payment	Balance	Settlement figure	Do you wish to settle the account	Pay by BACS	Pay by cheque
1	2				Sort code & account number (only required if account to be settled by BACS)*						
E.g.	Y	Natwest /Mastercard	Credit card	01 / 01 / 2010	1 2 3 4 5 6 7 8 9 1 2 3 4 5 6 7 12 34 56 1 2 3 4 5 6 7 8 9 0	£ 100.00	£ 3,000.00	£ 3,000.00	Y	Y	
				/ /		£	£	£			
				/ /		£	£	£			
				/ /		£	£	£			
				/ /		£	£	£			
				/ /		£	£	£			
				/ /		£	£	£			
				/ /		£	£	£			

*Please note that we may request evidence of these sort code and account numbers.

It is important that you complete all sections of this form with accurate information if you are paying off existing loans or credit with your loan.

For Credit Cards the payee details can usually be found on the back of your monthly statement. Accuracy of these details will be imperative for speedy settlement of these accounts.

Whilst your loan is being processed it is important that you maintain your agreed payments with your loan or credit card company. Precise Mortgages is not responsible for any missed payment on any loan or credit card repayment.

I/We authorise Precise Mortgages to apply the loan (or a relevant part of it) in repaying those Accounts shown above which I/we have indicated I/we want to settle. I/we agree that Precise Mortgages may do this (at its discretion) by either paying the Credit/Loan Company direct or by sending me/us a cheque(s) made payable to the Credit/Loan Company(ies).

Applicant 1	Signature	Print name	Date / /
Applicant 2	Signature	Print name	Date / /

THINK CAREFULLY ABOUT SECURING OTHER DEBTS AGAINST YOUR HOME. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT. Consolidating your debt may increase the amount you pay back overall and extend the repayment period of your debts.

We can provide literature in large print, Braille and audio tape. Please ask us for this leaflet in an alternative format if you need it.

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Mortgage details for address where the applicants reside (if applicable)			
Mortgage lender		Repayment type	
Current balance	£	Remaining term	years months
Annual Interest Rate	%	Monthly payment	£
Property type		Estimated property value	£

Second charge loan details for address where the applicants reside (if applicable)			
Second charge lender		Repayment type	
Current balance	£	Remaining term	years months
Annual Interest Rate	%	Monthly payment	£

Mortgage details for the applicant's first additional buy to let address (if applicable)			
Full address			
Mortgage lender		Current balance	£
Annual Interest Rate	%	Monthly payment	£
Property type		Monthly rental income	£

Second charge loan details for applicant's first additional buy to let address (if applicable)			
Second charge lender		Current balance	£
Annual Interest Rate	%	Monthly payment	£

Mortgage details for the applicant's second additional buy to let address (if applicable)			
Full address			
Mortgage lender		Current balance	£
Annual Interest Rate	%	Monthly payment	£
Property type		Monthly rental income	£

Second charge loan details for applicant's second additional buy to let address (if applicable)			
Second charge lender		Current balance	£
Annual Interest Rate	%	Monthly payment	£

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