

Buy-to-Let application data capture form

Use this document to gather and record all the client information necessary to complete a decision in principle and/or the full application form.



Buy-to-Let data capture



Please note: this document is solely for your own reference. To submit an application, you must enter all details onto the online portal.

If you have any questions on how LendInvest may use any personal data submitted as part of an application please read the Lending Privacy Notice available at <http://go.lendinvest.com/Lending-Privacy-Notice.html>

INITIAL INFORMATION

Who is the application on behalf of? Private individual
(Maximum 2 applicants) UK limited company
(Maximum 4 applicants. You must include all shareholders of 25% and above.)

Number of applicants: _____

Is the property located in England or Wales? *(If no, we cannot assist)* Yes No

Are all applicants UK tax residents? *(If no, we cannot assist)* Yes No

Is this application to: Purchase a new property Remortgage an existing property

Do any of the applicants own a property? *(If no, we cannot assist)* Yes No

Has the applicant(s), or any relatives of the applicant(s), ever lived in the property or plan to do so after completion? *(If yes, we cannot assist)* Yes No

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PERSONAL DETAILS

APPLICANT 1

Title: _____ First name: _____

Last name: _____

Date of birth (DD/MM/YYYY): _____

Nationality: _____

Marital status: _____

What best describes your employment status?

- | | |
|--|--|
| <input type="checkbox"/> A shareholder with 25% or more shares | <input type="checkbox"/> A shareholder with less than 25% shares |
| <input type="checkbox"/> An equity partner in a partnership | <input type="checkbox"/> A non-equity partner in a partnership |
| <input type="checkbox"/> An employee with no shareholding | <input type="checkbox"/> A sole trader |

Total annual income: _____

Taxpayer status:

- Basic Higher Additional

Position in applicant company (if applicable):

- | | |
|---|---|
| <input type="checkbox"/> Director and shareholder | <input type="checkbox"/> Shareholder only |
| <input type="checkbox"/> Not a shareholder | |

National Insurance number: _____

APPLICANT 2 (if applicable)

Title: _____ First name: _____

Last name: _____

Date of birth (DD/MM/YYYY): _____

Nationality: _____

Marital status: _____

What best describes your employment status?

- | | |
|--|--|
| <input type="checkbox"/> A shareholder with 25% or more shares | <input type="checkbox"/> A shareholder with less than 25% shares |
| <input type="checkbox"/> An equity partner in a partnership | <input type="checkbox"/> A non-equity partner in a partnership |
| <input type="checkbox"/> An employee with no shareholding | <input type="checkbox"/> A sole trader |

Total annual income: _____

Taxpayer status:

- Basic Higher Additional

Position in applicant company (if applicable):

- | | |
|---|---|
| <input type="checkbox"/> Director and shareholder | <input type="checkbox"/> Shareholder only |
| <input type="checkbox"/> Not a shareholder | |

National Insurance number: _____

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APPLICANT 1 (cont.)

E-mail: _____

Telephone number: _____

Address: _____

Postcode: _____

Residential status:

Owner with no mortgage

Owner with mortgage

Tenant

With family or friend

Date moved to address (DD/MM/YYYY): _____

Previous addresses (if less than 3 years at current address):

Who owned this property? _____

Correspondence address (if not current address):

Time resided in the UK (years): _____

Do you have the right to live in the UK? Yes No

APPLICANT 2 (cont.)

E-mail: _____

Telephone number: _____

Address: _____

Postcode: _____

Residential status:

Owner with no mortgage

Owner with mortgage

Tenant

With family or friend

Date moved to address (DD/MM/YYYY): _____

Previous addresses (if less than 3 years at current address):

Who owned this property? _____

Correspondence address (if not current address):

Time resided in the UK (years): _____

Do you have the right to live in the UK? Yes No

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APPLICANT 3 (if applicable)

APPLICANT 4 (if applicable)

Title: _____ First name: _____

Title: _____ First name: _____

Last name: _____

Last name: _____

Date of birth (DD/MM/YYYY): _____

Date of birth (DD/MM/YYYY): _____

Nationality: _____

Nationality: _____

Marital status: _____

Marital status: _____

What best describes your employment status?

What best describes your employment status?

- A shareholder with 25% or more shares
- A shareholder with less than 25% shares
- An equity partner in a partnership
- A non-equity partner in a partnership
- An employee with no shareholding
- A sole trader

- A shareholder with 25% or more shares
- A shareholder with less than 25% shares
- An equity partner in a partnership
- A non-equity partner in a partnership
- An employee with no shareholding
- A sole trader

Total annual income: _____

Total annual income: _____

Taxpayer status:

Taxpayer status:

- Basic
- Higher
- Additional

- Basic
- Higher
- Additional

Position in applicant company (if applicable):

Position in applicant company (if applicable):

- Director and shareholder
- Shareholder only
- Not a shareholder

- Director and shareholder
- Shareholder only
- Not a shareholder

National Insurance number: _____

National Insurance number: _____

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APPLICANT 3 (cont.)

E-mail: _____

Telephone number: _____

Address: _____

Postcode: _____

Residential status:

Owner with no mortgage

Owner with mortgage

Tenant

With family or friend

Date moved to address (DD/MM/YYYY): _____

Previous addresses (if less than 3 years at current address):

Who owned this property? _____

Correspondence address (if not current address):

Time resided in the UK (years): _____

Do you have the right to live in the UK? Yes No

APPLICANT 4 (cont.)

E-mail: _____

Telephone number: _____

Address: _____

Postcode: _____

Residential status:

Owner with no mortgage

Owner with mortgage

Tenant

With family or friend

Date moved to address (DD/MM/YYYY): _____

Previous addresses (if less than 3 years at current address):

Who owned this property? _____

Correspondence address (if not current address):

Time resided in the UK (years): _____

Do you have the right to live in the UK? Yes No

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LIMITED COMPANY OR LLP DETAILS (if applicable)

Company name: _____

Registered company number: _____ Trading start date (DD/MM/YYYY): _____

Nature of business: _____ Registered address: _____

Current tax year end date (DD/MM/YYYY): _____

Shareholding of applicants:

Applicant 1 (%): _____ Applicant 2 (%): _____ Applicant 3 (%): _____ Applicant 4 (%): _____

CURRENT PROPERTY PORTFOLIO

Do you currently have any existing residential buy-to-let properties? Yes No

How many Buy-to-Let properties do you currently own? _____

Approximate total outstanding balance: _____

Approximate total monthly repayment: _____

Approximate total monthly rental income: _____

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SECURITY PROPERTY DETAILS

Address: _____

Postcode: _____

Property type:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Basement flat | <input type="checkbox"/> Bungalow | <input type="checkbox"/> Converted flat | <input type="checkbox"/> Detached house |
| <input type="checkbox"/> End-of-terrace house | <input type="checkbox"/> Ex-local authority flat | <input type="checkbox"/> Maisonette | <input type="checkbox"/> Modular build flat |
| <input type="checkbox"/> Modular build house | <input type="checkbox"/> New build flat | <input type="checkbox"/> New build house | <input type="checkbox"/> New flat conversion |
| <input type="checkbox"/> Purpose-built flat | <input type="checkbox"/> Semi-detached house | <input type="checkbox"/> Studio flat | <input type="checkbox"/> Terraced house |
| <input type="checkbox"/> Flat above commercial property | <input type="checkbox"/> HMO flat | <input type="checkbox"/> HMO house | <input type="checkbox"/> HMO multi-unit freehold block |
| <input type="checkbox"/> Multi-unit freehold block (MUFB) | <input type="checkbox"/> Other | | |

If HMO or MUFB:

How many units? _____ Does it include a commercial element? Yes No

What is the property tenure? Freehold Leasehold

If leasehold:

Remaining lease (years): _____ Service charge (£ pa): _____ Ground rent (£ pa): _____

Purchase price (purchase) or estimated value (remortgage): _____

Purchase date (if remortgaging) (DD/MM/YYYY): _____ Monthly rental income: _____

Is the property predominantly flat roof? Yes No

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Number of:

Floors: _____ Bedrooms: _____ Kitchens: _____ Living rooms: _____

Bathrooms: _____ Tenants: _____

Square metres: _____

Brick and tile construction? Yes No If no, please give details: _____

Approximate year built: _____ Is there a garage? Yes No

Tenant type *(tick all that apply)*:

- DSS tenants Family Holiday let Housing association
 Professional Student

Lease type:

- Assured shorthold tenancy (AST) Corporate let

Sector experience:

- First time landlord, but own existing residential property Managing a property portfolio over a period of at least 1 year Managing a property portfolio over a period of at least 2 years None

Will you be in receipt of any discount, price reduction, case payment or incentive in respect of this property? Yes No

If so, please give details: _____

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PROPERTY PURCHASE DETAILS (if applicable)

If purchasing, where will the deposit come from?

Equity release Gift Property sale Savings

Other If other, please provide details: _____

Please provide details on who to contact to arrange the valuation of the property: _____ Telephone number: _____

Is this a distressed sale? Yes No Is the property being purchased below market value? Yes No

Is the property being purchased as a sale and rent back? Yes No Is the property ready to let out? Yes No

Is this purchase part of a government initiative? Yes No Vendor's name: _____

How was the sale made?
 Direct face-to-face Direct internet Direct other Direct post

Direct telephone Intermediary

CREDIT PROFILE

Credit defaults

None in 4 years None in the past year and up to 2 in the past 2 years If neither applies, please provide details: _____

County Court judgment (CCJ)

None in 5 years None in the past year and up to 1 in the past 2 years (with a max value of £5,000 and satisfied at the time of completion) If neither applies, please provide details: _____

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Missed mortgage/secured payments

Not greater than 2 in past 3 years More than 2 in the past 3 years If neither applies, please provide details:

Unsecured arrears

Not greater than 2 in past 3 years More than 2 in the past 3 years If neither applies, please provide details:

Bankruptcy or IVA in the last 6 years? Yes No

MORTGAGE REQUIREMENTS

Existing mortgage details (remortgage)

Existing mortgage lender: _____ Outstanding balance: _____

Purpose of remortgage:

BTL purchase Debt consolidation Other

If other, please provide details: _____

Loan requirements

Loan amount: _____ Number of years to repay the loan (7-30 years): _____

How do you want to pay the product fee? Deduct fee from the loan Pay fee up front

Product type: 2 year fixed 5 year fixed

Interest rate (%): _____ Broker fee payable by borrower (£): _____

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EMPLOYED INCOME

APPLICANT 1

Job title/occupation: _____

Company name: _____

Nature of business: _____

Address: _____

Postcode: _____

Date started (DD/MM/YYYY): _____

Employment status:

- Employed Fixed term contract Homemaker
 Retired Self-employed Temporary contract
 Unemployed Other

Previous employment (if less than 3 years at current job):

Job title/occupation: _____

Company name: _____

Nature of business: _____

Address: _____

Postcode: _____

Date started (DD/MM/YYYY): _____ Date left (DD/MM/YYYY): _____

APPLICANT 2 (if applicable)

Job title/occupation: _____

Company name: _____

Nature of business: _____

Address: _____

Postcode: _____

Date started (DD/MM/YYYY): _____

Employment status:

- Employed Fixed term contract Homemaker
 Retired Self-employed Temporary contract
 Unemployed Other

Previous employment (if less than 3 years at current job):

Job title/occupation: _____

Company name: _____

Nature of business: _____

Address: _____

Postcode: _____

Date started (DD/MM/YYYY): _____ Date left (DD/MM/YYYY): _____

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EMPLOYED INCOME (cont.)

APPLICANT 3 (if applicable)

Job title/occupation: _____

Company name: _____

Nature of business: _____

Address: _____

Postcode: _____

Date started (DD/MM/YYYY): _____

Employment status:

- Employed Fixed term contract Homemaker
 Retired Self-employed Temporary contract
 Unemployed Other

Previous employment (if less than 3 years at current job):

Job title/occupation: _____

Company name: _____

Nature of business: _____

Address: _____

Postcode: _____

Date started (DD/MM/YYYY): _____ Date left (DD/MM/YYYY): _____

APPLICANT 4 (if applicable)

Job title/occupation: _____

Company name: _____

Nature of business: _____

Address: _____

Postcode: _____

Date started (DD/MM/YYYY): _____

Employment status:

- Employed Fixed term contract Homemaker
 Retired Self-employed Temporary contract
 Unemployed Other

Previous employment (if less than 3 years at current job):

Job title/occupation: _____

Company name: _____

Nature of business: _____

Address: _____

Postcode: _____

Date started (DD/MM/YYYY): _____ Date left (DD/MM/YYYY): _____

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SELF-EMPLOYED INCOME

Name of business: _____

Nature of business: _____

Employment status:

Sole trader Partnership Other

Percentage owned (%): _____

Date established
(DD/MM/YYYY): _____

Date self-employment
started (DD/MM/YYYY): _____

Telephone number: _____

Current year end: _____

Address: _____

Trading address (if different):

Postcode: _____

Postcode: _____

	Current income	Previous income	Previous income
Year end			
Income derived			
Net profit			
Net assets			

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Accountant's details (if applicable)

Accountant's practice: _____

Contact name: _____

Is the accountant?

Chartered Certified Other

Telephone: _____

Address: _____

Postcode: _____

PROPERTY INCOME

	Latest tax year	Previous tax year	Previous tax year
Tax year ending			
Annual revenue			
Yearly net profit before tax			

OTHER INCOME

Pension income (if applicable): _____

If you receive any other sort of income (eg savings, investments), please provide details:

Details: _____ Amount: _____ Frequency: _____

Guaranteed? Yes No

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DIRECT DEBIT DETAILS

Name(s) of account holder(s): _____

Account number: _____ Sort code: _____

Postcode: _____ City: _____

Names of signatories: _____

LEGAL REPRESENTATION

Dual representation

Dual representation reduces the time from offer to completion by an average of 18 days compared with separate representation.

Do you want to use dual representation? Yes No

Separate representation

If no, and you want to use separate representation (Your solicitor must be a member of the Conveyancing Quality Scheme and have at least 3 SRA approved managers. If you don't have such a solicitor, please use dual representation.):

Name of firm: _____ Solicitor acting: _____

Telephone: _____ Email: _____

Address: _____ Postcode: _____