

Three Year Address History – provide additional address history, if clients have lived at the current address for less than 3 years

Client 1

Client 2

Contact Address:

Postcode:

Length of Time at Address: From: To: From: To:

Contact Address:

Postcode:

Length of Time at Address: From: To: From: To:

Contact Address:

Postcode:

Length of Time at Address: From: To: From: To:

Contact Address:

Postcode:

Length of Time at Address: From: To: From: To:

LAST WILL & TESTAMENT

Have you got a Will?	Yes	No	Yes	No
Does it reflect your current wishes?	Yes	No	Yes	No

Brief Details:

CLIENT NEED SUMMARY

First Time Buyer	Right to Buy
Home Mover	Shared Ownership Purchase
Remortgaging for a Better Rate	Buy to Let Purchase
Remortgaging for Debt Consolidation	Buy to Let Remortgage
Remortgaging for Capital Raising	Let to Buy

MORTGAGE FACT FIND



Are there any specific future events you wish to plan for? Yes No
 Details:

Are your circumstances likely to change in the foreseeable future? Yes No
 Details:

CREDIT HISTORY

Have you ever had an application for a mortgage or loan refused; had a judgement for debt registered against you; been declared bankrupt; or failed to keep up payments on a mortgage, loan or other credit commitment? Yes No Yes No

If yes, please provide details:

INCOME – EMPLOYED

Income	Client 1 Gross Annual Income (£)	Client 2 Gross Annual Income (£)
Basic Income:		
Guaranteed Overtime:		
Guaranteed Bonus:		
Non-Guaranteed Overtime:		
Non-Guaranteed Bonus:		
Other Income:		
Total Gross Income:	£	£
Total Net Income:	£	£

INCOME – SELF-EMPLOYED

Income	Client 1		Client 2	
	Yrs	Mths	Yrs	Mths
Number of Years in Business:				
Net Profit & Year End:				
Net Profit & Year End:				
Net Profit & Year End:				
Director's Monthly Drawings:				
Director Annual Dividends:				

AFFORDABILITY ASSESSMENT – PLEASE COMPLETE EXPECTED ONGOING EXPENDITURE

Total of continuing credit from above: £	£	Clothing:	£
Rent: £	£	TV, internet & telephone Subscriptions: £	£
Council tax: £	£	Sports & health club subscriptions: £	£
Utility bills: £	£	Other regular subscriptions: £	£
Ground rent & service charge: £	£	All vehicle running costs: £	£
Property maintenance: £	£	Other transport costs: £	£
Buildings & contents insurance: £	£	Tobacco and related products: £	£
Insurance policies: £	£	Pets: £	£
Non-salary deducted pension contributions: £	£	Socialising: £	£
Regular savings: £	£	Holidays: £	£
Food & household goods: £	£	If Help to Buy – Equity Loan Repayment: £	£
Childcare: £	£	Other: Specify £	£
School fees & other school costs: £	£	TOTAL: £	£
Total Net Monthly Income:	£		
LESS Total Monthly Expenditure:	£		
Disposable Income:	£		

CURRENT ASSETS

	Client 1	Client 2
Property:		
Cash & Investments:		
Other Assets:		
Total Assets:		

ATTITUDE TO MORTGAGE

You prefer to accumulate savings to repay your mortgage when it is due. You understand there is a risk that your savings may not be sufficient to do so.

You prefer to have the certainty that your mortgage loan is repaid at the end of the term. This means contracting a repayment mortgage that is designed to use each monthly payment to pay interest and pay back part of the capital outstanding. If you keep up your payments your entire loan will be repaid in full at the end of the mortgage term.

You are not concerned with repaying the mortgage as you intend to sell the property before the end of the mortgage term and will clear the outstanding mortgage from the sale proceeds.

NEW MORTGAGE REQUIREMENTS

What is the address of the property to be mortgaged?

Postcode:

- | | | |
|---|-----|-----|
| 1. Is this your Primary Residence? | Yes | No |
| 1. Is this a Purchase or a Remortgage? | | |
| 2. What is the purchase price / value of the property you are mortgaging? | £ | |
| 3. How much would you like to borrow? | £ | |
| 4. Over what term would you like your mortgage? | | Yrs |
| 5. Why has this term been chosen? | | |
| 6. What is the source of your deposit? | | |
| 7. Are funds available to pay fees in connection with this mortgage? | Yes | No |
| 8. Is the property being mortgaged your primary residence? | Yes | No |
| 9. Are you capital raising with this mortgage? | Yes | No |

If yes:

What is the extra money for?

Does the existing lender facilitate further advances and why is the client is not pursuing this option?

If the new mortgage is for debt consolidation, is the client willing to pay potentially a much greater amount of interest over the mortgage term?	Yes	No
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If yes:

Which debts are being repaid?

10. Is the mortgage to be interest-only either in full or in part?	Yes	No
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If yes:

Why has interest-only been requested?

Provide details of the proposed repayment method?

11. Does the term of the mortgage extend into retirement?	Yes	No
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If yes:

Why is this the case?

Provide details of sources of income that will be available during retirement?

12. Do you have your own conveyancing solicitors? Yes No
 If yes, please provide full name, address and contact details

SUPPLEMENTARY SECTIONS

BUY TO LET

	Client 1		Client 2	
How many buy to let properties do you currently own?				
What is the estimated annual rental income from these properties?				
Do you (as the borrower) intend to occupy the mortgaged property at all?	Yes	No	Yes	No
If Yes, please provide details				
Have you or any of your family ever lived in the mortgaged property?	Yes	No	Yes	No
If Yes, please provide details				
Will you act as a private landlord or will you use a letting agent?				
If Letting Agent, please provide name, address and contact information				
Is the buy to let being entered into wholly, or predominantly for the purposes of business carried on, or intended to be carried on by you?	Yes	No	Yes	No
Are there any Taxation or IHT implications in purchasing this property?	Yes	No	Yes	No
If Yes, please provide details				

HELP TO BUY

Which Help To Buy Scheme have you applied to?
 Do you meet the criteria in full of the scheme arrangements?
 (attached a copy of the prospectus)
 How much deposit funding have you secured?
 What are the arrangements for repayment of the Equity Loan?

RIGHT TO BUY

Which Council is the property being purchased from?

What is the estimated value of the property?

Are you borrowing more than the purchase price? Yes No

If yes, please confirm what the additional funds are for.

Have RTB Section 125 documents been issued? Yes No

If yes, please ensure copies are submitted with the mortgage application

SHARED OWNERSHIP

Which shared ownership body are you purchasing from?

What percentage of the property is being purchased? %

What is the Weekly/Monthly rent payable to the shared ownership body? £

Are any home improvements planned? Yes No

If yes, please provide details and approximate costs.

Do the Shared Ownership terms include 100% staircasing for the lender?
(the ability for the Lender to secure the whole property during any possible future repossession) If No, refer to Lender Yes No

KEY FEATURES ABOUT YOUR NEW MORTGAGE

Please indicate which of the features are important to you:

Are you concerned about the possibility of future interest rate movements? Yes No

Reason:

Do you require an upper limit on your mortgage costs for a specific period? Yes No

Reason:

Do you want to fix your mortgage costs for a certain period? Yes No

Reason:

Do you want to discount your mortgage repayments in the early years? Yes No

Reason:

MORTGAGE FACT FIND



Do you require no tie-ins after the initial rate period? Yes No

Reason:

Do you require no early repayment charges on full or part repayment? Yes No

Reason:

Do you want the ability to overpay, vary the repayment or take repayment holidays? Yes No

Reason:

Do you want the ability to add fees to the loan where possible? Yes No

Reason:

Are you aware that by adding fees to the loan, you will increase the total cost of borrowing and the monthly payments to the lender? Yes No

Reason:

Do you require the lowest amount payable over a specific number of years? Yes No

Reason:

Is a low annual percentage (APR) important to you? Yes No

Reason:

ADDITIONAL NOTES

CONFIRMATION OF AGREED ACTION

Choice of Lender – Which Lender has been chosen and why?

Choice of Product – What type of mortgage and term have been requested and why?

Lending in Retirement – Does the client have sufficient income in retirement to support the anticipated mortgage payments?

Any other supporting information:

CLIENT DECLARATION – PLEASE READ CAREFULLY AND SIGN BELOW

I confirm that the information provided and recorded in this document is to the best of my knowledge, correct and accurate and I understand that it will be used as the basis for any advice and recommendations made. I understand that failure to disclose any material facts may have an effect on any recommendations made and Teachers Financial Planning Limited cannot be held responsible for any non-disclosure of information if this results in the advice given being incorrect for my/our circumstances. Material facts are those that Teachers Financial Planning Limited would regard as likely to affect the suitability of any recommendations made to you during the advice process. If you are in any doubt as to whether a fact is material, you should discuss this with your adviser.

Knowingly providing false information on a mortgage application could result in your prosecution and potentially a conviction for fraud, your home will be at risk of repossession if you do not keep up payments on a mortgage or other loan secured on it.

I give consent to Teachers Financial Planning to contact me in the future to review my mortgage arrangements.

I DO NOT give consent to Teachers Financial Planning to contact me in the future to review my mortgage arrangements.

**DELIBERATELY PROVIDING FALSE INFORMATION ON A MORTGAGE APPLICATION IS FRAUD.
YOU AGREE THAT THE INFORMATION PROVIDED IN THIS QUESTIONNAIRE IS TRUE.**

Client 1

Client 2

Signatures:

Date Signed: