



Ms Sarah Smith

186 City Rd
London
EC1V 2NT
UK

Dear Ms Smith,



Your Customer Reference
3315002-F

Please find enclosed your personally prepared mortgage proposal.

Helpline
0800 555 111

I would ask that you read the information enclosed carefully and with due diligence. Your home may be repossessed if you do not keep up repayments on your mortgage.

Contact Us
firsttime@persons.com

I would like to take this opportunity to thank you for considering BankOne to supply your needs for your First Time mortgage. Should you require clarification on any clauses, please do not hesitate to contact me.

Our Website
persons.com

Always quote your Customer Reference
Number when contacting us.

Kind regards

Emma Gibson
Emma Gibson
First Time Buyer Team





Congratulations!

You're well on the way to moving in to your ideal home and we're chuffed to bits that you've chosen us to be there with you every step of the way.

Where are you Mike in your First Time mortgage proposal process?

There's nothing quite like getting the keys to your home and the first time is often a bit more special. There are a number of steps you need to take and if you're wondering where you are right now, then the diagram below gives you an idea of where you are along that journey.



Right now, you're at the '**offer**' stage in the process and this document contains details regarding your First Time mortgage proposal.

First Time Mortgage Proposal

DATED 6 March 2021

For the purchase of property

1 Cornhill Crescent, Corden, Dibley, DB7 4RR

- Between -

Persons Banking Services

- And -

Ms Sarah Smith



CONTRACTED PARTIES



This Agreement is made 6th March 2021

Between:

1. Persons , a company incorporated in United Kingdom (Registered Number 182037), having its registered office at Building 5, Trident Park, Hatfield Business Park, Hatfield AL10 9UJ; and
2. Ms Sarah Smith, born 5th February, 1991 (aged 30) and currently residing at 14 Barn Owl Drive, Corden, Dibley, DB9 8HP ("Applicant").

The purpose of this mortgage proposal is to lay out the legally binding contract between both parties. Therefore, it is agreed:

1 FINANCIAL REPORT



- 1.1 During the discovery stage of your mortgage application, we looked at the projected costs involved in completing your purchase. This allowed us to make a responsible decision about whether to consider lending you the amount asked for. We have summarised the outcome of this exercise in the table below.

Description	Debit (\$)	Credit (\$)
Purchase price of 1 Cornhill Crescent, Corden, Dibley, DB7 4RR	270,486	
Estimated stamp duty	14,850	
Estimated Solicitor costs	1,450	
Estimated valuation costs	1,034	
Financial advice costs	500	
Own savings		90,000
Total mortgage advance	180,486	

- 1.2 The above figures are correct to the best of our knowledge, please **advise us immediately** of any inaccuracies or changes to your circumstances.
- 1.3 Failure to notify us of any changes to your circumstance may result in this offer being withdrawn without further notice.

2 YOUR RIGHT TO CANCEL

When you borrow money you should be asked to sign an agreement which sets down what both sides are agreeing to. For most credit agreements the borrower also has legal rights (statutory rights) under the Consumer Credit Act.

The right of rescission refers to the right of a consumer to cancel certain types of loans. If you are buying a home with a mortgage, you **do not have a right to cancel** the loan once the closing documents are signed.

3 MORTGAGE TYPES

<p>First Time Buyer</p> 	<p>Here at One Bank Financial Services, we helped over 10,000 buyers across the UK get the keys to their first home last year. You've just joined these Mike.</p>
<p>Home Move</p> 	<p>Outgrown your space or maybe have too much of it? Last year One Bank Financial Services helped over 12,000 home movers across the UK upscale or downsize.</p>
<p>Remortgage</p> 	<p>If you love the home you have, improving it is a great idea. It's such a great idea, over 11,000 people in the UK did just that last year - with help from One Bank Financial Services..</p>
<p>Buy To Let</p> 	<p>The Buy-to-let market still offers a good return on investment. Last year, One Bank Financial Services gave advice to over 3,000 would be Landlords.</p>

4 MORTGAGE OFFER



- 4.1 Details about our offer to you are outlined in **Appendix 1** - entitled 'What is our offer?'. Whilst your commitment as to how to repay this amount over the agreed loan period is covered in **Appendix 2** - entitled 'How you will repay this loan?'. **Appendix 3** gives a summary of these details.
- 4.2 This offer is made based on your current financial circumstance. If these circumstance change, you are legally obliged to inform us. Failure to do so may result in the withdrawal of this offer.
- 4.3 If you require clarification on any of this content or if you feel the commitments outline in **Appendix 2** may cause you a financial burden, then please contact us to discuss how we might be able to adjust these commitments..

- 4.4 Once again, we would like to take this opportunity to thank you for choosing One Bank Financial Services to help you in your purchase.

5 RISKS



- 5.1 The Financial Conduct Authority (FCA), has introduced new rules, known as the Mortgage Market Review, to ensure borrowers are issued with mortgages they can afford both now and in the future. As a responsible lender, we have fully adopted these new guidelines.
- 5.2 As part of these guidelines we have assessed your financial situation, determined whether you can afford a loan and helped you decide which mortgage is best. **Appendix 4** provides you with an in-depth report of the Mortgage Market Review and we ask that you read it as it affects your rights as a borrower. **Appendix 5** and **Appendix 6** provides you with further help and guidance, together with how to make a complaint, should you feel we have mis-sold to you or failed to make you aware of your rights.
- 5.3 **Appendix 7** covers the top 5 most frequently asked questions. For more information, please contact our helpline or visit our website.

6 NEXT STEPS



- 6.1 Read this document and in particular the financial statement as detailed in **Appendix 8**. If you are uncertain about the contents, please contact us immediately.
- 6.2 If you would like to seek legal advice about any of the clauses in this document, please provide us with details of any third parties whom you wish us to share your confidential information with.
- 6.3 The mortgage will be secured against the property and you must therefore arrange for buildings insurance cover prior to any funds being released. You will need to provide us with proof of cover.
- 6.4 Our records show that your property does not currently reside in a flood plain. However, this situation might change during the course of your loan period. We therefore reserve the right to amend the conditions of this loan at any point in the future.
- 6.5 You must sign and return the following documents:

Doc Ref	Description
A	This offer and the loan agreement.
B	Proof of savings (that form part of your deposit).
C	Proof of home buildings insurance with adequate cover.

MORTGAGE OFFER APPENDICES



Appendix 1 - What is our offer?

Mortgage Type	First Time
The address of the property	1 Cornhill Crescent, Corden, Dibley, DB7 4RR
A brief description of the property	5 Bed Detached - Brick Build
The current market value of the property	\$270,486
Full names of all the borrowers	Ms Sarah Smith
Your deposit	\$90,000
The amount we are lending you	\$180,486
The term of the loan	30 Years

Appendix 2 - How you will repay this loan

Appendix 3 - First Time Mortgage Offer summary

Appendix for Delivery and Installation

Appendix 4 - Pre-delivery Survey

Appendix 5 - Delivery Survey

Appendix 6 - Installation Survey

Appendix 7 - Post Installation Survey

Appendix for Acceptance

Appendix 8 - Installation Criteria

Appendix 9 - Objectives

Appendix 10 - Acceptance Certificate



CONTENTS		
Clause	Description	Page
1	Financial Report	4
2	Right To Cancel	4
3	Mortgage Type	4
4	Mortgage Offer	5
5	Risks	6
6	Next Steps	6