**Mortgage Factfind**

**APPLICANT DETAILS**

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|  | **1st Applicant** | **2nd Applicant** |
| Date of first meeting |  |  |
| Title | Mr. |  |
| First name | Swaraj |  |
| Middle name | Suresh |  |
| Surname | Roy |  |
| Previous surname | NA |  |
| Current Address | 36 Helsby Road, Sale Moor, M332XD |  |
| Sex | Male |  |
| Date of Birth | 11.07.1982 |  |
| Telephone numbers – Home |  |  |
| Work |  |  |
| Mobile | 07760563429 |  |
| Email address | contactswarajroy@gmail.com |  |
| Preferred contact method | Mobile |  |
| Preferred time | Between 3-5pm |  |
| Nationality | Indian |  |
| If Non EU, do you have permanent rights to reside in the UK? | Yes |  |
| How long do you have left on your Visa? (months) | 31.12.2024 |  |
| Relationship to other applicant | NA |  |
| Do you have any dependants | Yes |  |
| Dependants details | Spouse |  |
| Date moved into your current address | 20.06.2014 |  |
| Current residential status | 36 Helsby Road, Sale Moor, M332XD |  |
| Are you on the electoral role there? | Yes |  |
| If renting, how much do you pay? | NA |  |
| Are you leaving rental accommodation when the new mortgage completes? | NA |  |
| Previous address if less than 3 years (Detail other addresses on separate page if necessary) | NA |  |

**HEALTH DETAILS**

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|  | **1st Applicant** | **2nd Applicant** |
| Have you smoked in the last 12 months (**Please remember this is related to all and any tobacco related products including e cigarettes)** | No |  |

**OCCUPATION DETAILS**

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|  | **1st Applicant** | **2nd Applicant** |
| Employment Status | Self Employed |  |
| Current employer | IT Contractor at Interactive Investors |  |
| Employer Address | Explain |  |
| Occupation / Job Title | Senior Software Consultant |  |
| On what basis? | Contract |  |
| If contract worker, specify end of term of contract | 02.10.2020 |  |
| Current employment start date | 05.11.2018 (contract start date or employment start date with Inter. Inves) |  |
| Details of probationary period, if any | NA |  |
| Your expected retirement age | 65 |  |
| State pension age | NA |  |
| If current employment is less than 1 year please give details of your previous occupation(s) | NA |  |
| Previous Occupation / Job Title  Previous employer | NA |  |
| Time in employment Started Left | IN UK  SINCE FEB 2011 |  |

**INCOME DETAILS**

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|  | | |
|  | **1st Applicant** | **2nd Applicant** |
| **If employed:**  Basic salary p.a. |  |  |
| Guaranteed additional p.a. (overtime, bonus etc.) |  |  |
| Regular additional p.a. (overtime, bonus etc.) |  |  |
| Other earned income (please specify) |  |  |
| **If self-employed:**  Number of years accounts available | 2 |  |
| Net profit last year |  |  |
| Previous year |  |  |
| Year before that |  |  |
| Amount of any other income p.a. |  |  |
| Details of where other income is from  (e.g. pensions, rental, investment, state benefits, allowances) |  |  |
| **Total Annual Income** |  |  |
| **Net Monthly Take Home pay** |  |  |
| Who do you bank with? | Barclays |  |

**FINANCIAL COMMITMENTS (excluding current mortgage payments)**

*Please provide further details in notes if necessary*

|  |  |  |  |
| --- | --- | --- | --- |
|  | | | |
|  | **1st Applicant** | **2nd Applicant** | **Joint** |
| **Total Monthly Liabilities (TL)** |  |  | 3k |

**CREDIT HISTORY**

|  |  |  |
| --- | --- | --- |
|  | | |
|  | **1st applicant** | **2nd applicant** |
| Have you ever had any adverse credit issues or a mortgage/loan refused?  (If No then other questions in this section are not applicable) | NO |  |
| Have you ever had a mortgage or a loan application refused? | NO |  |
| Have you ever had a judgment for debt or a loan default registered against you? | NO |  |
| Have you ever been declared bankrupt or made an arrangement with your creditors? | NO |  |
| Have you ever failed to keep up your payments under any previous or current mortgage, rental or loan agreement? | NO |  |

**CURRENT MORTGAGE DETAILS**

|  |  |
| --- | --- |
|  | |
| Lender | Barclays |
| Owner | Swaraj Roy & Ruchika Roy |
| Amount of Loan outstanding | 135k |
| Term remaining | 30 yrs & 10 months |
| Current interest rate | 1.88% |
| Monthly mortgage payment | £481.30 |
| To be redeemed | EXPLAIN |
| Interest rate type | Fixed |
| If ‘other’ give details |  |
| If applicable when does the rate end? | 30 APR 2022 |
| Are there any penalties if you transfer or repay your existing mortgage now? | Yes |
| How much is the penalty | 2 % |
| Early Repayment Charge end date | 30 APR 2022 |
| Are you prepared to pay these if you transfer/repay your current mortgage? | Yes (Although potentially would like to not pay) |
| If selling, what is the sale price? | 235k |
| Are your current mortgage terms portable to a new property | Unsure |
| Repayment method |  |
| If Interest Only how do you intend to repay the capital? | EXPLAIN |
| If Split: how much is interest only? |  |
| Do you want to continue using it / them for any new mortgage arrangement? | Depends |
| Current Mortgage Address | 36 Helsby Road, Sale Moor, M332XD |

**PROPERTY TO BE MORTGAGED**

|  |  |
| --- | --- |
|  | |
| Address of property to be mortgaged: | Not yet finalised |
| Year built |  |
| Number of bedrooms |  |
| Property type (Detached, Semi-Detached, Terraced etc) |  |
| What is the property tenure? (Freehold, Leasehold, Feuhold) |  |
| If Leasehold, give the term remaining |  |
| Is the property of non-standard construction (i.e. not thatched roof, barn conversion etc)? |  |
| **If you are buying on a Shared Ownership scheme:** | |
| Monthly Rent Payment |  |
| Percentage of property to be purchased |  |
| Which Shared Ownership body are you buying from? |  |
| Are any home improvements planned? Give details |  |
| Do you have the funds available to complete this transaction (deposit, fees etc)? Amount of funds available? |  |
| Source of funds available |  |
| Loan to Value (adviser to complete) |  |
| Will this be the only property you own? |  |
| If No, is this your main residence? |  |
| If No, do you have a mortgage on the other property(s)? |  |
| If No, do you intend to clear any of these other mortgages? |  |
| **Buy to Let:** | |
| BTL – Will any member of the immediate family occupy more than 40% of the property? |  |
| Main Reason for buying investment property? |  |
| Expected Rental |  |
| How many other properties owned that are rented out (additional information re mortgages, rent and lenders to be added to the additional property log) |  |

**MORTGAGE REQUIREMENTS**

|  |  |
| --- | --- |
|  | |
| Loan Purpose | Buying a house |
| Purchase Price or value of the property | Max upto 415k |
| How much do you want to borrow? | 290k or upto 300k |
| Equity / Savings available | 125k (Assuming I make 100k on my current house sell as it on the market at 235k) |
| LTV (advisor to complete) |  |
| Over what term? | 35 |
| Does this go beyond selected retirement age or state pension age? | Yes |
| If a Right To Buy Valuation loan, what is the estimated value? | NA |
| If borrowing additional amount | NA |
| Amount | NA |
| Reason | NA |
| Funds available to complete this transaction (deposit, fees etc) | Yes |
| Source of funds available | Savings |
| Are you adding fees to the mortgage? | No |
| Cost of moving | No |

**MORTGAGE REQUIREMENTS cont.**

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| --- | --- |
|  | |
| **Preferred cost option – Please select one** | **Reason** |
| The lowest monthly payments during the initial rate period | EXPLAIN |
| The lowest cost over the initial rate period | EXPLAIN |
| The lowest cost over the full term of the mortgage | EXPLAIN |
| Do you have any plans to pay off some or all of the mortgage within the term?  (Yes or No) | Yes/Maybe |
| Are you likely to move or sell within the term?  (Yes or No) | No |

**MORTGAGE REQUIREMENTS cont.**

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| --- | --- |
|  | |
|  | **Reason and / or Timescale** |
| Do you want the certainty of knowing the monthly payments during the initial benefit period (Fixed) (Yes or No) | Yes |
| Do you want a product that reduces payments at the outset linked to Bank of England base rate (Tracker) (Yes or No) | No |
| Do you want a product that reduces payments at the outset linked to the lender’s Standard Variable Rate (Discount) (Yes or No) | No |
| Do you want a product that provides certainty that the payments will not go above a certain rate whilst allowing the customer(s) to benefit from rate decreases (Capped) (Yes or No) | EXPLAIN |
| Do you want a product that allows the customer(s) to redeem the loan at any time without early repayment charges (Lender SVR) (Yes or No) | YES |
| Does the customer have any need or preference for any additional features (i.e. a product that is portable, overpayments/underpayments, payment holidays, offset, adding fees to the loan, cash back, or other incentives etc (Yes or No) | YES |
| How long do you want any initial benefit period to run for on your new mortgage?  Up to and including 2 years, 3 years, 4 years, 5 years or over 5 year | 3 |
| Please indicate your preference in relation to any Early Repayment Charge (ERC) your new mortgage may have from the options below:  -You want the lowest possible rate and would accept being locked into the lenders SVR after the initial rate has expired (Tie In)  -You want a competitive rate that will not lock you into the lenders standard rate after the initial rate has expired (no extended tie in)  -You want a rate that does not lock you into the lender at ant time and accept that you may not get the lowest rate on the market (No tie in) | Need better advice for the same |
| Might your income or expenditure change significantly within the foreseeable future? (Yes or No) | No |
| Please indicate your attitude to repaying your mortgage from the options below:  -Guarantee to repay the mortgage at the end of term  -Guarantee to repay part of the mortgage, take a risk on the balance  -Take a risk that the mortgage may not be repaid | Guarantee to repay the mortgage at the end of the term |

**COVER REQUIRED**

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|  | **1st Applicant** | **2nd Applicant** |
| Do you wish to pursue the following protection needs identified (Yes or No)  Prioritise each 1 - 4 |  |  |
| Your mortgage would be repaid, in full should you die? | 1 |  |
| Your estate would go to the people you want to leave it to should you die? | 1 |  |
| Your mortgage would be repaid and you could maintain your current lifestyle if you suffered a critical illness? | 1 |  |
| Your income would be replaced should you be unable to work due to a long term illness? | 1 |  |
| Your home and your possessions are adequately insured? | 1 |  |

LIFE AND CRITICAL ILLNESS PROTECTION

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| --- | --- | --- |
|  | | |
|  | **1st Applicant** | **2nd Applicant** |
| What amount of level Life cover is required? |  |  |
| Term required? |  |  |
| What amount of level Critical Illness cover is required? |  |  |
| Term required? |  |  |
| What amount of MPT Life cover is required? |  |  |
| Term required? |  |  |
| What amount of MPT Critical Illness cover is required? |  |  |
| Term required? |  |  |
| Have you smoked in the last 12 months?  (Yes or No) | No |  |
| Are you in good health? | Yes |  |
| Do you want the certainty of knowing the cost of cover does not change throughout the term?  (Guaranteed premiums) (Yes or No) | Yes |  |
| Are there any material facts that should be disclosed relating to any medical conditions, claim history etc? | None |  |
| Do you have any existing life or CI policies?  (Yes, No or don’t know) | Yes |  |

**EXISTING PLANS**

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| --- | --- | --- | --- |
|  | | |  |
| **Type / Provider** | **Benefit / End Date** | **Monthly Payment** | **Applicant (1, 2 or J)** |
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**INCOME PROTECTION**

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|  | **1st Applicant** | **2nd Applicant** | |
| If you are unable to work would you still receive any income?  (Yes, no, don’t know) |  |  | |
| Is cover required for income protection?  (Yes or No) |  |  | |
| Monthly benefit level recommended?  (£) |  |  | |
| Are split benefits required? |  |  | |
| What deferred period is required?  (1,2,3,6,12,24) |  |  | |
| Term Required? |  |  |
| Are there any material facts that should be disclosed relating to any medical conditions, claims history etc? |  |  |
| Do you have any existing accident, sickness and unemployment cover in place already?  (Yes or No) |  |  |

**BUILDINGS & CONTENTS**

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| **Buildings** |  |
| Do you have any existing buildings cover in place already for the property to be mortgaged? (Yes or No) |  |
| Do you require accidental damage cover?  (Yes or No) |  |
| **Contents** |  |
| Do you have any existing contents cover in place already?  (Yes or No) |  |
| What level of cover is required?  (£) |  |
| Do you require accidental damage cover?  (Yes or No) |  |
| Do you have any items that are to be specified on the policy?  (Yes or No) |  |
| Would you prefer a lower monthly premium and higher excess when you claim or a higher monthly premium and lower excess when you claim? |  |
| Do you require a voluntary excess?  (Yes or No) |  |
| Are there any material facts to disclose which may affect your insurance?  (Yes or No) |  |

**NOTES**

Advisors Name

Advisors Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant 1 Name

Applicant 1 Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant 2 Name

Applicant 2 Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_