

NB/FPRPAPC

20 February 2023

Read Roper & Read Solicitors Limited  
Riverside, 5th Floor, Delphian House  
New Bailey Street  
Manchester  
M3 5FS



Mortgage Centre  
PO Box 123  
Greenock  
PA15 1EF  
DX Number - 599600, Greenock 3  
Website: [www.natwest.com](http://www.natwest.com)  
Email: [customer.docs@natwest.com](mailto:customer.docs@natwest.com)

Telephone: 0345 302 0190

Facsimile: 0345 878 9497

(Your call may be recorded)

Dear Sirs,

**APPLICANT(S):**

**Mr MANOJ KUMAR SHARMA**  
**Mrs LATIKA SHARMA**

**PROPERTY:** 65, Wellesley Avenue Iver SL0 9BP  
**MORTGAGE ACC:** 84584415  
**PURCHASE PRICE:** £1,100,000.00

**PURPOSE OF LOAN:** Purchase  
**TENURE:** Freehold

We have agreed to make available a Loan of £327,900.00 to Mr Sharma & Mrs Sharma and you are invited to act on our behalf in the transaction. We enclose a copy of the Offer of Loan and where a physical inspection of the property has been undertaken, a copy of the Valuation Report.

You are instructed to act on our behalf on the basis that you are a solicitor or licensed conveyancer in private practice holding a current practising certificate and that you have been instructed to act for the Customer. If you are unable to accept the instructions, please contact us immediately and return the enclosures.

**Important Information:**

- The Certificate of Title must be returned to us fully completed and signed at least **seven working days** before release of the Loan as we are unable to guarantee that the funds will be available if this notice is not given.
- If the mortgage is eligible for cashback, see further instructions as part of the Summary of Requirements section.
- You are instructed in accordance with the UK Finance Lenders' Handbook for England & Wales (including our Part 2 instructions) which is available on the UK Finance website (<https://lendershandbook.ukfinance.org.uk/lenders-handbook/>). Please visit: <http://www.natwest.com/conveyancers> to obtain the standard mortgage documents in electronic form (you must input this address in full to access the site). From there you will be able to complete the documents

*Cont'd*

online, before printing them off for execution. Please note that the Deed of Consent and Postponement is incorporated within the Mortgage Deed. You will find further instructions and a 'User Guide' at the site so please refer to these before contacting us.

- **PLEASE ENSURE THAT YOU DOWNLOAD THE SECURITY DOCUMENTS FROM THE WEBSITE ON THE DATE OF EXECUTION BY THE BORROWER. FAILURE TO DO SO MAY RESULT IN YOU BEING REQUIRED TO REMEDY AT YOUR COST ANY ISSUES CAUSED FOR NOT USING UP TO DATE SECURITY DOCUMENTS.**
- Please note that this Offer of Loan has been given by National Westminster Bank Plc. You must use the appropriate documentation provided on the website above. Old style documentation for National Westminster Home Loans Ltd will not be accepted by us. HM Land Registry will reject, at your expense, any new Legal Charge presented to them in favour of National Westminster Home Loans Ltd.
- Where the address shown in the Offer is the building plot number you must ensure that the correct postal address is inserted in the Certificate of Title. Release of Loan will only take place when we are in receipt of this information.
- Please note, any request to **extend our offer** can only be considered in the **two weeks** prior to expiry.

#### SUMMARY OF REQUIREMENTS:

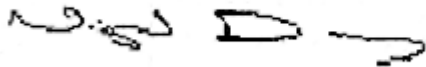
- Please explain to the Customer (including any joint Customers separately and independently where their interest might conflict) that the security covers the Customers Obligations as described in the Mortgage Terms i.e. those set out or referred to in the Mortgage Documents. This means the Residential Mortgage Deed, the Mortgage Terms, our Residential Loan Terms or our Offset Flexible Mortgage Conditions as varied from time to time (the "Loan Terms") and any offer of Loan/Facility which is subject to the Loan Terms. The **Loan/Facility** is the sum which we agree to lend as set out in any such offer of loan, and where used in the context of sums payable to us includes any charges and expenses and all interest payable under the Mortgage Documents. The NatWest Residential legal charge does not cover any other obligations owed by the Customer to the Bank under any other agreements.
- Please note that the provisions of clause 5.12.1 of the UK Finance Handbook require that all existing charges must be redeemed on or before completion, unless we agree that an existing charge may be postponed. In particular, please be aware that, in terms of this provision, any existing charge in favour of NatWest Bank Plc must be redeemed or postponed.
- You must ensure that the Property is insured for the full reinstatement value as set out in the Valuation Report and carry out our specific requirements as detailed in the UK Finance Handbook.
- Where the property forms only part of an existing registered title you must request that the Land Registry creates a new title number for the Property.
- Where the property over which we are to obtain security is made up of more than three separate titles please inform us immediately as this may have an effect on our decision to lend.
- Please note that, under our Dematerialisation process, the only documents we require you to deliver to us after completion are (where appropriate to the transaction) a personal guarantee, a certified copy power of attorney and/or a certified copy statutory declaration. You should send these to the Mortgage Centre as soon as possible after completion, along with a completed Demat Deeds Schedule (obtainable online). **Please do not send us the Title Information Document, the original or a copy of the Mortgage Deed, or any remaining title deeds. Instead, please discuss storage of these deeds with the Customer.** We reserve the right to require production of the title deeds at any time while our security remains in place.
- As we no longer require delivery of the title deeds, it is imperative that you comply fully with our instructions. We are relying on you to ensure that the necessary deeds have been registered or recorded and that we have first ranking Mortgage Deed.

- Please be aware, where the customer is eligible for cashback it is your responsibility to notify them of their options. They can either deduct this from their legal fees or you can transfer this to them. However, when the latter is selected please make the customer aware of any additional costs that may be included in their legal fees.

This summary of requirements is not to be regarded as in any way exhaustive and you should always refer to the Special Conditions in the Offer of Loan for full details of our requirements.

Please review the Offer of Loan. If you have any questions or there is anything else we can help with, you can email us at [customer.docs@natwest.com](mailto:customer.docs@natwest.com) or if you prefer you can call us on 0345 302 0190 and we'll be happy to help.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nigel Davey', written over a light blue horizontal line.

**Nigel Davey**  
**Head of Mortgage Operations**

Account Number: 84584415

**Summary of loan details**

**Details of Loan and Fees**

Initial Loan Amount	£	327,900.00
<b>Additions</b>		
Higher Lending Charge	£	0.00
Product Fee	£	995.00
Valuation Fee	£	0.00
<b>Total Additions</b>	<b>£</b>	<b>995.00</b>
<b>Less: Payments Received</b>	<b>£</b>	<b>0.00</b>
<b>Gross Loan</b>	<b>£</b>	<b>328,895.00</b>

**To be paid to Conveyancer**

Initial Loan Amount	£	327,900.00
<b>Deductions</b>		
Higher Lending Charge	£	0.00
Drawdown of Loan Fee	<b>£</b>	30.00
Retention*	£	0.00
<b>Total Deductions</b>	<b>£</b>	30.00
<b>Released to <u>Conveyancer</u></b>	<b>£</b>	<b>327,870.00</b>
<b>Minimum Life cover</b>	<b>£</b>	<b>328,895.00</b>

Note: Life Cover for the full amount of the Loan is strongly recommended on the life of each person named as Customer.

If any fees have been added to the Loan, they will be released in a separate transaction via chaps.



**THIS IS AN IMPORTANT DOCUMENT AND YOU SHOULD TAKE INDEPENDENT LEGAL ADVICE ON IT.**

Date: 20 February 2023

Mortgage Account No: 84584415

Customer(s):	Mr M K Sharma & Mrs L Sharma (where we refer to "you" or "your" in this Offer, this means the Customer as detailed above)
Property:	65, Wellesley Avenue Iver SL0 9BP

Conveyancer:	Read Roper & Read Solicitors Limited Riverside, 5th Floor, Delphian House New Bailey Street Manchester M3 5FS  (means the solicitor or licensed conveyancer acting for you and/or for us in this mortgage transaction)
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## 1. INTRODUCTION

This Offer of Loan ("this Offer") incorporates the attached Mortgage Illustration.

This Offer does not need to be signed by you. You will be bound by the terms of this Offer once you have signed or authorised the execution of the Mortgage Deed and you have instructed the conveyancer to draw down the Loan.

This Offer incorporates the enclosed Loan Terms, which you should read carefully. Where we refer to "we", "our" or "us" in this Offer this means National Westminster Bank Plc as defined in the Loan Terms.

All other definitions used in the Loan Terms shall also apply to this Offer.

If any of the terms of any Special Conditions in this Offer contradict the Loan Terms, then the terms of the Special Conditions shall apply to the Loan.

**This Offer and Mortgage Illustration are prepared on the assumption that the loan will be drawn down on 20/02/2023.**

An assessment for lending purposes will have been undertaken to provide the property valuation of £1,300,000.00 assumed in the Mortgage Illustration. This has been undertaken solely for our purposes and you should not rely on this. We strongly advise that you consider carrying out your own checks to satisfy yourself of the property's value and condition, including potential impacts from cladding and other non-standard building materials prior to acceptance of this offer.

## 2. OFFER OF LOAN

We are pleased to tell you that we are prepared to make you an Offer of Loan on the following basis. This Offer replaces all previously dated offers which are hereby withdrawn and is subject to the conditions set out in Sections 3 and 4 below.

**This Offer is valid until 20/08/2023. You may accept the Offer at any time on or before that date however once you have accepted this Offer there is no right of withdrawal. Although there is no right of withdrawal, you have the right to repay the Loan in accordance with the terms of this Offer.**

You are free to decline this Offer but you would lose any fee described as non-refundable in Section 4 of the Mortgage Illustration.

You should not enter into any legally binding contracts until you are advised to do so by the Conveyancer.

### 3. CONDITIONS OF OFFER

This Offer is conditional upon us being satisfied that:

- There has been no material change in your circumstances since the date of this Offer, which we were not aware of, which could affect your ability to afford the loan. By this, we mean a change to your circumstances which, had we known about it at the time of making this Offer, might have resulted in us being unable to provide the Offer to you or only being able to provide the Offer to you for a lower amount.
- None of the information which you have provided as part of your application for the loan and which we have used to decide whether to provide the Offer to you is untrue, inaccurate or incomplete or that you have not withheld information which we have requested from you as part of your application for the loan which, if we had received this information, might have resulted in us being unable to provide the Offer to you or only being able to provide the Offer to you for a lower amount;
- There has been no change to the condition, value or title to the property which would have a material impact on the suitability of the Property as security for the Loan.
- We have received a clear certificate of title in respect of the Property from the Conveyancer; and
- We have received a valid first ranking mortgage and charge in our standard form over the Property
- You not being involved in any criminal or fraudulent activity or being convicted of a serious criminal offence which had we been aware of the criminal or fraudulent activity or offence we would not have provided the offer to you or would have provided the offer to you for a lower amount. To the extent that we reasonably suspect you are involved in any criminal or fraudulent activity or you are convicted of a serious criminal offence we may withdraw this offer.

### 4. SPECIAL CONDITIONS

This Offer is subject to the following Special Conditions:

**We will pay for one standard valuation report relating to the Property instructed by the Bank. This is available for one standard valuation only and excludes any further reports recommended by the valuer or that the Customer chooses for their own purpose. If the Customer transfers to a different rate before drawdown of the mortgage the full valuation fee must be paid.**

We will meet the cost of one Standard Valuation Report for Mortgage Purposes instructed by us. If we do not require a Valuation report but you would like such a report or any other type of report to be carried out on the Property then you will need to meet all the costs involved, and this excludes any further reports recommended by the valuer or that you choose for your own purpose. If before the Release of the Loan you choose a different mortgage product which does not feature a free valuation, you will have to meet the costs of any Valuation report we require.

### 5. INTEREST RATE

The product is a 2 year tracker (purchase) - A variable rate which is 0.39% above the National Westminster Bank Plc Base Rate, currently 4.00%, until 30/6/2025, to give a current rate payable of 4.39%.  
If the National Westminster Bank Plc Base Rate changes, the tracker rate will be altered on the first business day of the following month. The initial interest rate is 4.39%.

Your loan reverts to National Westminster Bank Plc's Standard Variable Rate, currently 6.74% on 01/07/2025

Where there is a change to the National Westminster Bank Plc's Base Rate the tracker rate will be altered on the first business day of the following month. Your instalments will change from the next instalment due following the alteration of the tracker rate. Where the tracker rate changes less than 14 days before your next instalment is due your instalments will not change until the next month.

During any period where National Westminster Bank Plc's standard variable rate applies to your loan where there is a change to that rate your instalments will change from the next instalment due after the change. Where the rate changes less than 14 days before your next instalment is due your instalments will not change until the next month.

## 6. REPAYMENT STRATEGY

Capital and Interest repayment: This is a capital and interest mortgage. A repayment strategy is not required.

## 7. CONTACT DETAILS

If you would like an explanation of any of the terms of this Offer or other documents relating to this Loan you should speak to the Conveyancer or speak to us.  
You can telephone us on 0345 302 0190.

Alternatively you can write to us at:

National Westminster Bank Plc  
Mortgage Services  
PO Box 123  
Greenock  
PA15 1EF

If you wish to register a complaint, please contact us. If you wish to contact us in writing, the address is Customer Care Team NatWest Mortgage Centre, PO Box 123, Greenock, PA15 1EF. If you prefer to contact us by telephone, please call 0345 302 0190 and ask to be transferred to our dedicated Customer Care Team

Maximum time for handling the complaint: 8 weeks.

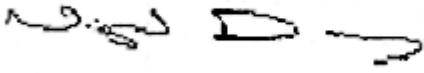
If we do not resolve the complaint to your satisfaction internally, you can also contact: The Financial Ombudsman Service ([www.fos.org.uk](http://www.fos.org.uk))

Where you are resident in another EEA state (other than the UK) you may be able to take your complaint to FIN-NET (the financial dispute resolution network of national out-of-court complaint schemes in the EEA which is responsible for handling disputes between consumers and financial services providers [http://ec.europa.eu/internal\\_market/fin-net/](http://ec.europa.eu/internal_market/fin-net/)).

## 8. REGULATORY INFORMATION

National Westminster Bank Plc, 250 Bishopsgate, London, EC2M 4AA is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our Financial Services register number is 121878. You can check this on the FCA Register or by visiting the FCA's website [www.fca.org.uk/register](http://www.fca.org.uk/register) or by contacting the FCA on 0800 111 6768

For and on behalf of National Westminster Bank Plc

A handwritten signature in black ink, appearing to be 'N. West' followed by a stylized flourish.

Authorised Signatory



**Mortgage Illustration****1. Lender**

National Westminster Bank Plc  
 Tel No 0800 068 0614  
 PO BOX 123  
 Greenock  
 PA15 1EF

**2. Credit intermediary**

Optimal Financial Services Ltd (308577)  
 Tel No  
 Office 6  
 North Colchester Business Centre  
 340 The Crescent  
 Colchester  
 CO4 9AD

Optimal Financial Services Ltd (308577) recommends, having assessed your needs and circumstances, that you take out this mortgage.

Their fee is described in Section 4. In addition, National Westminster Bank Plc will pay them and TenetLime Ltd (AR) a total of £1,311.60 for arranging this mortgage.

**3. Main features of the loan**

Amount and currency of the loan to be granted: £328,895.00

Duration of the loan: 23 years

The product is a 2 year tracker (purchase) - A variable rate which is 0.39% above the National Westminster Bank Plc Base Rate, currently 4.00%, until 30/6/2025, to give a current rate payable of 4.39%.

If the National Westminster Bank Plc Base Rate changes, the tracker rate will be altered on the first business day of the following month. The initial interest rate is 4.39%. This is a capital and interest mortgage.

Your loan reverts to National Westminster Bank Plc's Standard Variable Rate, currently 6.74% on 01/07/2025

You can find out more information about the rates applicable to your mortgage at [www.natwest.com](http://www.natwest.com) or by asking at any of our branches.

Total amount to be repaid: £626,802.24

This means that you will pay back £1.91 for every £1 borrowed. **This amount is illustrative and may vary in particular in relation with the variation of interest rates.**

Value of the property assumed to prepare this information sheet: £1,300,000.00

Minimum value of the property required to borrow the illustrated amount: £546,500.00

**The loan will be secured on your property.**

**4. Interest rate and other costs**

The annual percentage rate of charge (APRC) is the total cost of the loan expressed as an annual percentage. The APRC is provided to help you to compare different offers. The APRC applicable to your loan is 6.4%.

It comprises:

A variable rate which is 0.39% above the National Westminster Bank Plc Base Rate, currently 4.00%, until 30/6/2025, to give a current rate payable of 4.39%.

Your loan reverts to National Westminster Bank Plc's Standard Variable Rate, currently 6.74% on 01/07/2025

**Costs to be paid on a one off basis**

<b>Fees payable to National Westminster Bank Plc on a one off basis</b>	<b>Fee Amount</b>
<b>£995 Product Fee</b> This fee is payable on application. This fee is refundable until completion. This fee has been added to the mortgage.	£995.00
<b>CHAPS Fee</b> This is an administration fee when the loan proceeds are issued to the solicitor and is separate to the amount sent. The fee is payable at completion/release of mortgage funds. This fee is non refundable.	£30.00

**Other Fees to be paid on a one off basis**

	<b>Fee Amount</b>
<b>Mortgage Intermediary's Fee</b> Fee to Optimal Financial Services Ltd (308577) for arranging the mortgage. Payable on application and may be refundable if the mortgage does not proceed.	£500.00

**Costs to be paid regularly and not included in the instalments**

None

**Costs to be paid regularly and included in the instalments**

None

The following costs are not known to the lender and are therefore not included in the APRC:

- A fee is payable to your conveyancer for putting in place the security. Please check the amount payable with your conveyancer.
- The cost of any buildings insurance for your property.

You will need to pay a fee to register the mortgage. This will be approximately

Amount of loan £	Fee £
0-100,000	45 (or 20 if registered electronically)
100,001-200,000	70 (or 30 if registered electronically)
200,001-500,000	100 (or 45 if registered electronically)
500,001-1,000,000	145 (or 65 if registered electronically)
1,000,001 and over	305 (or 140 if registered electronically)

**This APRC is calculated using assumptions regarding the interest rate.  
Because your loan is a variable interest rate loan, the actual APRC could be different from this**

**APRC if the interest rate for your loan changes. For example, if the interest rate rose to 13.99%, the APRC could increase to 15.00%.**

Please make sure that you are aware of all other taxes and costs associated with your loan.

#### 5. Frequency and number of payments

Repayment frequency: Every month

Number of payments: 276

#### 6. Amount of each instalment

	Monthly Payment
28 payments at a variable rate, currently 4.39%	£1,894.82
followed by	
248 payments at a variable rate, currently 6.74%	£2,311.36

If there isn't 14 days between the date you complete your mortgage and your chosen payment date, we won't take your first payment until the following month.

For example, if you complete your mortgage on 15th January and your chosen payment date is 20th, your first monthly payment will be claimed on 20th February. The first month's interest will be added to your account on 15th February to cover the period 15th January to 14th February.

If your chosen payment date differs to the anniversary of completion date, there will be an interest balance that remains outstanding.

Your monthly payment won't change however the interest balance will be added to your mortgage balance meaning you will pay more over the term of the mortgage.

**Your income may change. Please consider whether you will still be able to afford your monthly repayment instalments if your income falls.**

The interest rate on this loan can change. This means the amount of your instalments could increase or decrease. For example, if the interest rate rose to 13.99%, your payments could increase to £3,997.46. Where there is a change to the National Westminster Bank Plc's Base Rate the tracker rate will be altered on the first business day of the following month. Your instalments will change from the next instalment due following the alteration of the tracker rate. Where the tracker rate changes less than 14 days before your next instalment is due your instalments will not change until the next month.

During any period where National Westminster Bank Plc's standard variable rate applies to your loan where there is a change to that rate your instalments will change from the next instalment due after the change. Where the rate changes less than 14 days before your next instalment is due your instalments will not change until the next month.

#### 7. Additional obligations

You must have appropriate buildings insurance for your property for the duration of this mortgage, and confirm to us that you have this cover in place in order to benefit from the lending conditions described in this document. You are not obliged to buy this insurance from us. If you do not have buildings insurance you will be in breach of your mortgage terms. This cost is not included in the APRC above.

**8. Early repayment**

You have the right to repay this loan early, either fully or partially.

**Early repayment charges**

If you repay all or any part of your mortgage on or before the end of the tracker rate term, you will have to pay an Early Repayment Charge on the amount repaid. Unless permitted under the terms of any incentive set out in Section 9 of this Illustration, if you want to change to a different product, the Early Repayment Charge will also become payable.

As any early repayment payable is calculated by reference to the outstanding balance, if at the time of redemption the outstanding balance is in excess of the outstanding balance shown below (for example because additional fees have been incurred), the maximum charge could be higher than the figure stated below.

Outstanding Balance - £328,895.00.

The maximum charge you could pay is £1,644.47.

Repay On or Before	Cash Example	Charge Basis
30/6/2024	£1644.47	0.50% of the outstanding balance
30/6/2025	£822.23	0.25% of the outstanding balance

Should you decide to repay this loan early, please contact us to ascertain the exact level of the early repayment charge at that moment.

**9. Flexible features****What happens if you move house?**

You have the possibility, during the period in which an early repayment charge is payable to port your existing mortgage product(s) to your new property subject to the following terms:-

- You must have applied to port your existing mortgage product before redeeming your existing mortgage.
- Your new application must meet our lending criteria current at the time you apply to port your existing mortgage product. We will carry out credit checks on you, and will require a valuation of the new property. We will decline to port if you do not meet our lending criteria in force at that time. This may mean that we decline to lend at all on the new property, or we may allow you to port less than the amount you have applied for.
- You may port the mortgage product where all existing names will also be named on the new mortgage. The mortgage product must be the same, in terms of interest rate and product end date.
- You may port the mortgage product from a sole name to joint names. The mortgage product must be the same i.e. interest rate and product end date.
- You may also port the mortgage product from joint names to a sole name or from joint names to joint names (where one existing party is being removed from the mortgage), if we receive written agreement from the party being removed from the mortgage. The mortgage product can only be ported to one of the joint names on the initial mortgage. Joint customers cannot separately port the existing mortgage product. The mortgage product must be the same i.e. interest rate and product end date.
- The mortgage must be ported to a new property which you are purchasing; you cannot port to a property

you already own.

- The existing mortgage must be redeemed by some means.
- If you port the full balance on which an early repayment charge is payable, we will fully refund the early repayment charge. If you port less than the full balance outstanding we will refund only the early repayment charge payable on the amount you transfer to the new mortgage.
- If you have a Buy To Let mortgage you may not be able to port this mortgage if you already own nine Buy to Let or Consent to Let properties. Please contact us for more details.
- You cannot port to a flexible mortgage type such as an Offset or One Account mortgage.
- We will refund your early repayment charge **if you meet these terms**, provided that you complete your new mortgage within four months of the date of redemption of the current mortgage. For example, if this mortgage redeems on 25th January, your new mortgage **must** complete by or on 24th May. If 24th May falls on a non-business day, the new mortgage **must** complete by or on the last business day before that date.

If no early repayment charge is payable, you can apply to us for a new mortgage when moving house. Any new application will be subject to our lending criteria current at the time you move, and will require credit checks and a valuation of the new property.

Additional features:

#### Overpayments:

You can make overpayments on this mortgage.

- You can overpay a maximum of 10% of your outstanding mortgage balance in each 12 month period commencing on completion of your mortgage and continuing from each anniversary of that date until the end date of this rate, without incurring an Early Repayment Charge. If your mortgage is made up of more than one part you can overpay up to a maximum of 10% of the outstanding balance of each part. For the avoidance of doubt, this overpayment allowance does not apply to payments which redeem the mortgage in full or, where your mortgage is made up of more than one part, a part in full.
- An Early Repayment Charge will be incurred on any overpayment that exceeds the annual 10% limit. Please refer to Section 8 for information on Early Repayment Charges that would be incurred if any overpayment exceeds the annual 10% limit.

You benefit immediately from overpaying directly to your mortgage. If you make an overpayment or lump sum payment then the amount you owe, and the amount of interest you pay, is reduced immediately.

#### Regular Overpayments

You can arrange to set up, discontinue or alter a regular overpayment in writing or by telephone at any time after completion of the loan. Your request must be received by us at least 14 days prior to your next Payment Day in order to be processed in time for that payment, otherwise the change will take effect from the following Payment Day.

Regular overpayment amounts will be collected with the Monthly Payment and will not be varied automatically as a result of any change to the Interest Rate. The agreed overpayment will continue to be collected with the revised Monthly Payment after any such change.

Three months after the completion date of your mortgage up until the end of the tracker/discounted rate term you

will be eligible to switch the part of your mortgage on the tracker/discounted rate to a new fixed rate, without payment of the Early Repayment Charge. You must switch all of the mortgage subject to the tracker/discounted rate to the new fixed rate and this amount may not be increased. You must also pay any arrangement fee or booking fee that may be applicable to the new fixed rate.

#### **Additional secured borrowing**

You can apply for Extra Borrowing at any time. Please note that if you are applying for additional borrowing on a Buy to Let property we may not be able to lend you any further money on this contract if you own 9 or more Buy to Let or Consent to Let properties at the time of application for further borrowing. Please see product literature for details.

**This will increase the amount of borrowing secured on your property.**

Any additional secured borrowing will be regulated under the FCA's Mortgages Conduct of Business Sourcebook (MCOB)

#### **10. Other rights of the borrower**

You have at least seven days after we have given you a binding offer, or confirmed our willingness to be bound by a previous conditional offer, to reflect before committing yourself to taking out this loan. The validity period of the Offer is specified in section 2 of this Offer.

If you enter into the mortgage you will have no right to withdraw.

#### **11. Complaints**

If you wish to register a complaint, please contact us. If you wish to contact us in writing, the address is Customer Care Team NatWest Mortgage Centre, PO Box 123, Greenock, PA15 1EF. If you prefer to contact us by telephone, please call 0345 302 0190 and ask to be transferred to our dedicated Customer Care Team. Information on our complaints procedure can be found at [www.natwest.com](http://www.natwest.com)

Maximum time for handling the complaint: 8 weeks

If we do not resolve the complaint to your satisfaction internally, you can also contact: The Financial Ombudsman Service ([www.fos.org.uk](http://www.fos.org.uk))

Where you are resident in another EEA state (other than the UK) you may be able to take your complaint to FIN-NET (the financial dispute resolution network of national out-of-court complaint schemes in the EEA which is responsible for handling disputes between consumers and financial services providers ([http://ec.europa.eu/internal\\_market/fin-net/](http://ec.europa.eu/internal_market/fin-net/))).

#### **12. Non-compliance with the commitments linked to the loan: consequences for the borrower**

We expect you to:

- maintain the regular repayments on your mortgage;
- make and keep to arrangements for repaying the capital outstanding at the end of any interest-only part of this mortgage;
- look after the property and keep it in a good state of repair; and
- insure the property using an appropriate policy.

Where you fail to meet these (or other) obligations there may be additional costs for you where we have to carry out further work or incur further costs. Details of any fees and charges can be found in our tariff of fees and charges.

**In the event of breaches of your obligations the ultimate consequence may be legal action by us to take**

**possession of your property**

Your full obligations are set out in our Loan Terms, Mortgage Deed and the Mortgage Terms (in Scotland the Security Terms).

Should you encounter difficulties in making your monthly payments, please contact us straight away to explore possible solutions.

**As a last resort, your property may be repossessed if you do not keep up with payments.**

**13. Additional information**

We will communicate with you in English at all times. All contractual documents will be in English.

If the property is in England and Wales, English law applies to this Offer. If the property is in Scotland, Scots law applies to this Offer. If the property is in Northern Ireland, the laws of Northern Ireland apply to this Offer.

<b>Case Ref:</b> 7952437	Is the Property a Suitable Mortgage Security in accordance with the bank's guidance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, please explain why the property is not suitable and leave remainder of form blank. <div style="border: 1px solid black; height: 30px; width: 100%;"></div>														
<b>Applicant(s) Name(s)</b> MR M K SHARMA MRS L SHARMA	Was the address in the instruction correct? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, please correct the address and provide explanation below: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>														
<b>Address of Property</b> 65 Wellesley Avenue Iver  <b>Postcode</b> SL0 9BP <b>If New build, plot number</b>	Is the instructed Purchase Price / Estimated value correct? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, please provide details <div style="border: 1px solid black; height: 30px; width: 100%;"></div>														
<b>New and Recently Built, Converted and/or Refurbished property</b> Is the property newly built or converted or less than 2 years old and yet to be occupied for the first time? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is this a self-build? Yes <input type="checkbox"/> No <input type="checkbox"/> Is this a sale of a pre existing property which has been materially refurbished by the seller in the last two years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes to any of the above, is the property sufficiently completed for mortgage purposes? Yes <input type="checkbox"/> No <input type="checkbox"/> If an incomplete self-build, please specify construction stage reached. <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	What is the correct Purchase price / Estimated value £ <input type="text" value="1100000"/> <table style="width: 100%;"> <tr> <td style="width: 33%;">Market Value</td> <td style="width: 33%;">Present Condition</td> <td style="width: 34%;">£ <input type="text" value="1300000"/></td> </tr> <tr> <td></td> <td>After completion / repairs / resolution of outstanding issues</td> <td>£ <input type="text"/></td> </tr> </table> Does the reported Market Value differ from the instructed Purchase Price/Estimated Value? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide details <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Market Value	Present Condition	£ <input type="text" value="1300000"/>		After completion / repairs / resolution of outstanding issues	£ <input type="text"/>								
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<b>Warranty</b> <b>Build Warranty</b> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <b>Name of Builder</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <b>Name of Development</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <b>Number of Units in Development</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <b>Estimated value of incentives</b> £ <input type="text"/>	The valuation figure is in excess of the instructed value because the <table style="width: 100%;"> <tr> <td style="width: 33%;">Property Type</td> <td style="width: 33%;">Detached House <input checked="" type="checkbox"/></td> <td style="width: 33%;">Semi Detached House <input type="checkbox"/></td> <td style="width: 33%;">Terraced House <input type="checkbox"/></td> </tr> <tr> <td></td> <td>Flat/Maisonette <input type="checkbox"/></td> <td>Bungalow <input type="checkbox"/></td> <td></td> </tr> <tr> <td></td> <td>Other <input type="checkbox"/></td> <td colspan="2">If other, please provide details <input type="text"/></td> </tr> </table> Flat/Maisonette: Number of Storeys in block <input type="text"/> Which floor(s) <input type="text"/> No. of Units <input type="text"/> Accommodation Bedrooms <input type="text" value="6"/> Private Parking Garage <input checked="" type="checkbox"/> Space <input checked="" type="checkbox"/> None <input type="checkbox"/> Approx. Gross External Floor Area <input type="text" value="429"/> m2 Approx. Year Built <input type="text" value="1955"/> Estimated plot size <input type="text"/> acres Does the plot size exceed 10 acres or is there any evidence of agricultural, equestrian, commercial development or other non-residential use? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide details <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	Property Type	Detached House <input checked="" type="checkbox"/>	Semi Detached House <input type="checkbox"/>	Terraced House <input type="checkbox"/>		Flat/Maisonette <input type="checkbox"/>	Bungalow <input type="checkbox"/>			Other <input type="checkbox"/>	If other, please provide details <input type="text"/>			
Property Type	Detached House <input checked="" type="checkbox"/>	Semi Detached House <input type="checkbox"/>	Terraced House <input type="checkbox"/>												
	Flat/Maisonette <input type="checkbox"/>	Bungalow <input type="checkbox"/>													
	Other <input type="checkbox"/>	If other, please provide details <input type="text"/>													
<b>The UK Finance Disclosure Form</b> Has a UK Finance Disclosure of Incentives Form been seen and reflected in reported Valuation? Yes <input type="checkbox"/> No <input type="checkbox"/> <b>Signed By</b> <input type="text"/> <b>Dated</b> <input type="text"/>	Is the property of unconventional or non standard construction? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide details including system name (if known) <div style="border: 1px solid black; height: 30px; width: 100%;"></div> Services Does the property have MAINS water, electricity and drainage? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, details <div style="border: 1px solid black; height: 30px; width: 100%;"></div>														
	Tenure (as stated to or assumed by the valuer) Freehold <input checked="" type="checkbox"/> Leasehold <input type="checkbox"/> Commonhold <input type="checkbox"/> Scottish <input type="checkbox"/> If Leasehold, term remaining (if not known enter NK and assume 85 years) <input type="text"/> Ground Rent / Service Charge per annum (enter NK if unknown) £ <input type="text"/> Insurance Main and significant outbuildings reinstatement costs £ <input type="text" value="700000"/>														
Does the valuer need to see any specialist reports before providing a present condition Market Value? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <table style="width: 100%;"> <tr> <td style="width: 40%;">Structural Engineers Report</td> <td style="width: 60%;"><input type="checkbox"/></td> </tr> <tr> <td>Japanese Knotweed</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Trees</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Mundic</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Drains</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Serious Dampness and Timber decay</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Other (Please provide details)</td> <td><input type="checkbox"/></td> </tr> </table>		Structural Engineers Report	<input type="checkbox"/>	Japanese Knotweed	<input type="checkbox"/>	Trees	<input type="checkbox"/>	Mundic	<input type="checkbox"/>	Drains	<input type="checkbox"/>	Serious Dampness and Timber decay	<input type="checkbox"/>	Other (Please provide details)	<input type="checkbox"/>
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Case Ref: 7952437 Address 65 Wellesley Avenue Iver SL0 9BP	
Specialist Reports - Further Details. Please explain why the report is necessary, what it should cover and any qualifications to be held by specialist	
Significant Works Required which are reflected in the Market Value Figure	
Additional Matters considered essential for the lending decision	
Is the valuation subject to any non-standard or special assumptions?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is the valuation subject to the conveyancer making enquiries in respect of statutory consents, rights of way, tenure details, tenancies, occupancy, insurance etc?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is there any evidence that the property may be subject to an overage clause, sale price restriction, agricultural occupancy restriction, occupier age restriction or other occupancy or resale restriction?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is there any evidence that a tenant or other third party may have occupation rights or the vendor may intend to remain in occupation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is there any evidence of obvious, recent and significant alterations or extensions?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is there any evidence that the property has been underpinned or subject to other significant structural repairs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is there any evidence of outstanding planning permission or obvious potential for redevelopment of the plot?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Does the property appear to be affected by any easements, shared access, flying freeholds or rights of way, light or drainage, etc?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is the property a Listed Building or is it in a Conservation Area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is the property fitted with solar panels or other equipment which may be subject to a separate lease?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is there any living accommodation in a self-contained annexe?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is this a transaction between family members or other connected persons?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Does the proposed security include property on a separate site from the main dwelling or does it appear to comprise multiple titles?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is this a property which is in multiple occupation or lends itself to multiple occupation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Does the conveyancer need to confirm that the property is covered by guarantees for repair, improvement or treatment works?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is there any evidence of a previous sale of the property completed within the last 6 months?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Is the property likely to be adversely affected by mining, fracking, contamination, flooding, coastal erosion, Radon, proximity to HS2, high voltage electrical equipment or other environmental issue?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
Are any other matters not already reported which are considered essential to the lending decision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please provide details: <input style="width: 700px;" type="text"/>	
EPC EPC Rating <span style="float: right;">A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> EX <input type="checkbox"/> None <input checked="" type="checkbox"/></span> EPC Date <span style="float: right;"><input style="width: 100px;" type="text"/></span>	

Case Ref: 7952437  
Address 65 Wellesley Avenue  
Iver SL0 9BP

**Buy to Let**

Is this a Buy To Let Mortgage?

Yes ☐ No ☒

Is the property in acceptable condition for letting purposes

Yes ☐ No ☐

If Yes, what is the Market Rent per month (single six month AST or equivalent)

£

If No, please describe the works required to put the property into a lettable condition

What is the Market Rent per month (single six months AST or equivalent) assuming works are completed

£

Is there a reasonable and sustainable level of demand for rented accommodation of this type and size in this area?

Yes ☐ No ☐

If there is not a reasonable and sustainable demand, please explain

**Buy to Let Checklist**

Are there any visible repair issues material to the lettability of the property?

Yes ☐ No ☐

Is the property free from any obvious serious disrepair or potential hazard likely to affect its suitability for letting?

Yes ☐ No ☐

Is the property secure from unauthorised external access?

Yes ☐ No ☐

Does the property have a functional kitchen and bathroom?

Yes ☐ No ☐

Excessive mould growth?

Yes ☐ No ☐

Dangerous fittings/stairs?

Yes ☐ No ☐

Services/appliances defective?

Yes ☐ No ☐

Carbon monoxide detectors?

Yes ☐ No ☐ NA ☐

Smoke detectors?

Yes ☐ No ☐ NA ☐

New build properties only - does the property comply with minimum space standards?

Yes ☐ No ☐

Please provide details ONLY if an area of concern has been identified within the BTL Checklist:

Case Ref: 7952437  
Address 65 Wellesley Avenue  
Iver SL0 9BP

**Declaration**

I certify that the property described in this report has been inspected by me and that the valuation is a fair indication of the current value for mortgage purposes. I do not have a direct or indirect interest in the property. I understand that a copy of this valuation form will be disclosed to the borrower.

I certify that I am a RICS Registered Valuer.

Valuer name P Smith Signed: 568161 = 0548

Qualifications MRICS ☐ FRICS ☐ AssocRICS ☒

RICS No. 6955849

Firm Name Connells Survey & Valuation Ltd

Address Valuation Management Centre, Cumbria House, 16-20 Hockliff  
Leighton Buzzard  
LU7 1GN

Tel 01525218647

Fax 01525218632

Date of Inspection 08/02/2023

Date of Report 08/02/2023

Valuer Ref: X7264262

**An Important Notice  
to the Applicant is attached.  
Please read carefully before  
making any commitments**

**Standard / BTL Mortgage Valuation  
Continuation Page**

Case Ref: 7952437

Applicant(s) Name(s) MR M K SHARMA MRS L SHARMA

Address of Property 65 Wellesley Avenue  
Iver  
SL0 9BP

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If the Market Value differs from the Purchase Price / Estimated Value? (continued)  
comparable evidence points towards a higher figure than the estimated value..

**\* End of Report \***

## **Standard / BTL Mortgage Valuation**

### **Important Notice to Applicants**

**Please read carefully**

This report is in the format required by NatWest Bank plc ("the Bank"). A copy of the report has been provided to you as a matter of courtesy for information only and should not be disclosed by you to any third party. In the event of such disclosure, no responsibility will be accepted either by the Bank or the valuer to the third party.

The report has been obtained from an independent valuer and has been prepared solely to enable the Bank to consider what advance (if any) may be made on the security of this property.

The report is not a building survey or report on condition and may not mention defects that may be important to you or which may be revealed by a detailed survey. If any repair(s) and their estimated cost(s) are indicated in the report you should satisfy yourself as to the cost(s) of such repair(s) by detailed contractors' estimates before proceeding with the purchase.

The questions on the report form have been answered to the best of the valuer's knowledge based only upon information made available at the time of inspection. The valuer has not made any formal enquiries or undertaken any research. The answers given in the report should be checked by your conveyancer and if incorrect referred back to the valuer as the valuation and/or report may be significantly affected.

The valuation figure is for mortgage purposes only and will not necessarily represent the purchase valuation of the property.

The report is by the valuer to the Bank and has been prepared in accordance with the RICS residential mortgage valuation specification. No warranty is given or implied by the Bank or the valuer that the statements or opinions expressed or implied in the report are accurate or valid, or (in the case of a purchase) that the purchase price is reasonable. The Bank recommends that you obtain your own report to satisfy yourself as to the property's condition and value. Otherwise, you will proceed entirely at your own risk, as neither the Bank nor the valuer accepts any responsibility to you for the content of the report.