

APPLICATION FOR BUY TO LET MORTGAGE

INTRODUCER NAME:

Contact:

Address:

Postcode:

Tel: Fax:

Advisors Registration No:

Firm Reference No:

Procurator Fee Bank Details:

Account Payee Name:

Sort Code: A/C No: Ref:

CHECKLIST -

Please enclose the following documentation in order that we may process your application without delay

- Valuation fee and administration fee
- Last P60 for each applicant
- Most recent payslip for all applicants or Pension Income detail
- Most recent bank statement (all current accounts)
- Last years Trading Profit and Loss accounts if self-employed (12 months minimum trading)
- Tick to confirm you have signed the declarations in Section 10
- Tick to confirm the IDD has been supplied
- Proof of Signature/ID. (e.g. Driving Licence/Passport)

**YOUR RENTAL PROPERTY MAY BE REPOSSESSED AND/OR A 'RECEIVER OF RENT' MAY BE APPOINTED
IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

ALL BOXES MUST BE COMPLETED

1: PERSONAL DETAILS

FIRST APPLICANT DETAILS

Title

Forename(s)

Surname(s)

Date of Birth

Day		Month		Year	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Marital Status Single Married
 Separated Divorced
 Civil Widowed

Nationality

Dependent children Number Ages

Current address

Postcode

Owned Rented
 Living with family Other

Number of years at this address

1) Previous addresses if less than 3 years at current address

Postcode

2) Previous addresses if less than 3 years at current address

Postcode

Owned Rented
 Living with family Other

Telephone Home

Daytime

Email address

Name & Address of Your Bank

SECOND APPLICANT DETAILS

Title

Forename(s)

Surname(s)

Date of Birth

Day		Month		Year	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Marital Status Single Married
 Separated Divorced
 Civil Widowed

Nationality

Dependent children Number Ages

Current address

Postcode

Owned Rented
 Living with family Other

Number of years at this address

1) Previous addresses if less than 3 years at current address

Postcode

2) Previous addresses if less than 3 years at current address

Postcode

Owned Rented
 Living with family Other

Telephone Home

Daytime

Email address

Name & Address of Your Bank

2: BUY TO LET DETAILS

Address of Property to be: Purchased Remortgaged Further Advance

Definitions:

Definition of Consumer BTL = A borrower with no other rental properties wishing to obtain a mortgage (or remortgage) on a property that has either been inherited or has previously been occupied by the borrower or related person at any time.

Definition of Business BTL = A borrower who's intention is to obtain a mortgage (re mortgage) on a property that will be occupied as a dwelling on the basis of a rental agreement that will not at any time be occupied as a dwelling by the borrower or by a related person

2: BUY TO LET DETAILS (CONTINUED)

Purchase price or value: £ Mortgage Required: £ Repayment Term:
 Scheme Type & Rate: Reason for Loan:

THE SOCIETY STRONGLY SUGGESTS YOU SEEK INDEPENDENT FINANCIAL ADVICE TO CONSIDER LIFE COVER

Please enter "Yes" or "No" into the applicable boxes

First Applicant

Second Applicant

Are you a first time landlord?	<input type="text"/>	<input type="text"/>
Are you a first time buyer?	<input type="text"/>	<input type="text"/>
Are you currently a UK property holder?	<input type="text"/>	<input type="text"/>
Have you or a related person occupied the property?	<input type="text"/>	<input type="text"/>
Do you own any other BTL? If yes how many?.....	<input type="text"/>	<input type="text"/>
Are there tenants currently in the property?	<input type="text"/>	<input type="text"/>
Are you purchasing the property with the intention that the property will be occupied as a dwelling on the basis of a rental agreement?	<input type="text"/>	<input type="text"/>
Is the property inherited?	<input type="text"/>	<input type="text"/>

3. EXISTING RENTAL PROPERTY DETAILS

If the applicant owns more than one buy to let property either mortgaged or mortgage free, please provide the following information. Please note the society is only able to accept applications from landlords with a maximum of three rental properties.

Address BTL	Rental income	Estimated Property Value	Name of Lender	Outstanding BTL Mortgage Balance	Monthly Monthly Mortgage Payment

4: CREDIT HISTORY DETAILS

Please enter "Yes" or "No" into the applicable boxes

	First Applicant	Second Applicant
Have you had any mortgage/loan or rent arrears within the last 2 years? (If yes, please state the number of months in arrears)	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever been bankrupt, insolvent or sequestrated, or had a property repossessed?	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever had a court judgement or decree registered against you, or are you aware of any summons pending or that has been recently served?	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever made special arrangements to clear a debt?	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever had a mortgage application declined/refused?	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever owned a property which has been taken into possession by a lender, either as a result of a voluntary arrangement or Court Action?	<input type="checkbox"/>	<input type="checkbox"/>

If you answered "Yes" to any of these questions, please give details in Section 11

5: PROPERTY DETAILS

	Yes	No
Will any part of the advance be required during the building or improvement of the property?	<input type="checkbox"/>	<input type="checkbox"/>
Will you be borrowing any part of the total cost of the property from another source?	<input type="checkbox"/>	<input type="checkbox"/>

If YES, please give details:

If the property is new or to be built, please give the name and address of the builder/architect:

	Yes	No
Is the builder registered with the National Housebuilders' Council or equivalent?	<input type="checkbox"/>	<input type="checkbox"/>
If NO, is the construction being supervised by a qualified Architect or Chartered Surveyor?	<input type="checkbox"/>	<input type="checkbox"/>
Will the property be used wholly for residential purposes by you, immediately following completion of the mortgage?	<input type="checkbox"/>	<input type="checkbox"/>

Age of property:

Type of property:	<input type="checkbox"/> Detached	<input type="checkbox"/> Terraced	<input type="checkbox"/> Apartment or maisonette
	<input type="checkbox"/> Semi-detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Other: <input style="width: 150px;" type="text"/>

If apartment or maisonette: Number of floors in block:

Purpose built? Yes No | Converted house? Yes No

Construction of property:

WALLS: brick stone timber frame steel frame concrete other:

ROOF: tile slate thatch flat pitched other:

5: PROPERTY DETAILS (CONTINUED)

Tenure of property: Freehold Leasehold if leasehold, remaining term of lease: years
 Ground rent £ per annum | Service charge if any £ per annum

Accommodation state number of rooms	<input type="checkbox"/> Reception	<input type="checkbox"/> Bedroom	<input type="checkbox"/> Separate WC
	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Bathrooms	<input type="checkbox"/> Outbuildings

Is there a garage? Yes No | If no, is there space for one? Yes No

Is the property next to or above a retail/business premises? Yes No

Is there a second/subsequent charge registered against your present property? Yes No

If yes, please give details and confirm whether this will be repaid on or before the completion of this advance:

Name and Address of selling agents:

How can the Society's valuer gain access to the property?

Your Solicitors:

Please note that firms of sole practitioners are not acceptable to act on behalf of the Society

6: EMPLOYED APPLICANTS

FIRST APPLICANT DETAILS

Occupation (state if retired)	<input type="text"/>
Employers Name & Address or Pension Provider	<input type="text"/>
Postcode	<input type="text"/>
Time in Current Employment	Years <input type="text"/> Months <input type="text"/>
Expected retirement age	<input type="text"/>
Percentage shareholding in company (if applicable)	<input type="text"/>

SECOND APPLICANT DETAILS

Occupation (state if retired)	<input type="text"/>
Employers Name & Address or Pension Provider	<input type="text"/>
Postcode	<input type="text"/>
Time in Current Employment	Years <input type="text"/> Months <input type="text"/>
Expected retirement age	<input type="text"/>
Percentage shareholding in company (if applicable)	<input type="text"/>

6: EMPLOYED APPLICANTS (CONTINUED)

FIRST APPLICANT DETAILS

Type of contract (please tick) Permanent Temporary Fixed term

Are you under any notice to leave? Yes No

Basic Annual Income/Pension £

Regular Bonus/Commission/Overtime £

Other Income £

Total Annual Income £

If less than 3 years, please give details of previous employment during the period

Employers (1)

Dates (From - To)

Occupation

Employers (2)

Dates (From - To)

Occupation

SECOND APPLICANT DETAILS

Type of contract (please tick) Permanent Temporary Fixed term

Are you under any notice to leave? Yes No

Basic Annual Income/Pension £

Regular Bonus/Commission/Overtime £

Other Income £

Total Annual Income £

If less than 3 years, please give details of previous employment during the period

Employers (1)

Dates (From - To)

Occupation

Employers (2)

Dates (From - To)

Occupation

7: SELF-EMPLOYED APPLICANTS

FIRST APPLICANT DETAILS

Trading Name

Nature of Business

Business Address

Postcode

Business Established	Day		Month		Year	

Accountant's Name & Address

Net profit for the last 3 years	Year Ending		Amount
			£ <input type="text"/>
			£ <input type="text"/>
			£ <input type="text"/>

Business Banker's & Address

SECOND APPLICANT DETAILS

Trading Name

Nature of Business

Business Address

Postcode

Business Established	Day		Month		Year	

Accountant's Name & Address

Net profit for the last 3 years	Year Ending		Amount
			£ <input type="text"/>
			£ <input type="text"/>
			£ <input type="text"/>

Business Banker's & Address

N.B. Please enclose your last 3 months bank statements from your business account, together with 3 years Trading, Profit and Loss Accounts.

8: COMMITMENTS

(If you no longer have a mortgage but have had one in the past or if you have more than one property or mortgage please give details in Section 11)

A1) EXISTING RESIDENTIAL MORTGAGE/RENT DETAILS

FIRST APPLICANT		SECOND APPLICANT	
Name & Address of Lender/landlord & Account Number		Name & Address of Lender/landlord & Account Number	
Remaining Term		Remaining Term	
Monthly Payment	£	Monthly Payment	£
Balance outstanding	£	Balance outstanding	£
Early Repayment Charge	£	Early Repayment Charge	£
Value/Sale Price	£	Value/Sale Price	£

A2) EXISTING BUY-TO-LET MORTGAGE/RENT DETAILS (IF REMORTGAGE)

FIRST APPLICANT		SECOND APPLICANT	
Name & Address of Lender/landlord & Account Number		Name & Address of Lender/landlord & Account Number	
Remaining Term		Remaining Term	
Monthly Payment	£	Monthly Payment	£
Balance outstanding	£	Balance outstanding	£
Early Repayment Charge	£	Early Repayment Charge	£
Value/Sale Price	£	Value/Sale Price	£

B) INCOME DETAILS

FIRST APPLICANT		SECOND APPLICANT	
	NET MONTHLY INCOME		NET MONTHLY INCOME
Salary/Pension	£	Salary/Pension	£
Other	£	Other	£
TOTAL	£	TOTAL	£

C) EXISTING LOAN DETAIL/CREDIT CARDS

FIRST APPLICANT	
Company (1)	
Balance outstanding	£
Monthly Repayment	£
Term Remaining	
Company (2)	
Balance outstanding	£
Monthly Repayment	£
Term Remaining	
Company (3)	
Balance outstanding	£
Monthly Repayment	£
Term Remaining	
Company (4)	
Balance outstanding	£
Monthly Repayment	£
Term Remaining	

SECOND APPLICANT	
Company (1)	
Balance outstanding	£
Monthly Repayment	£
Term Remaining	
Company (2)	
Balance outstanding	£
Monthly Repayment	£
Term Remaining	
Company (3)	
Balance outstanding	£
Monthly Repayment	£
Term Remaining	
Company (4)	
Balance outstanding	£
Monthly Repayment	£
Term Remaining	

D) SAVINGS DETAILS

FIRST APPLICANT	
Type of Investment	Balance £

SECOND APPLICANT	
Type of Investment	Balance £

9: MORTGAGE REPAYMENT PROTECTION

The Society suggests you seek Independent Financial Advice regarding the availability of Accident & Unemployment Insurance in order that your mortgage payments are protected from any of these unforeseeable circumstances when you are unable to work resulting in loss of income. For impartial information about insurance, please visit the website at www.moneyadviseservice.org.uk

10: PROPERTY INSURANCE

Whilst you must have buildings insurance in place, you are free to arrange your own buildings insurance and the policy must be in the name of the borrowers. Adequate insurance cover must remain in place throughout the lifetime of the mortgage.

11: VALUATION AND INSPECTION

The Society will obtain a report to enable it to decide how much to lend on the security of the property and upon what terms. You must understand that the report cannot be used for any other purpose and, particularly, cannot be used to establish that the price you are paying is reasonable. The Society's Valuer does not carry out a survey and his report is not on the basis of a detailed report on the structure. The report is therefore of limited use as it is neither a market valuation or a structural survey. The Valuer will notify the Society of any defects he notices which he considers relevant to the mortgage valuation, but since his valuation is limited there may be items which would only be revealed by a more detailed inspection. Any recommended retention from your loan may not be the same as the cost of the work required.

It is for these reasons that the Society offers a choice in the type of valuation report which is obtained.

Please indicate the type of report you require by ticking one of the boxes below.

The options available to you are:

MORTGAGE VALUATION REPORT

This is the report mentioned above and is carried out for the benefit of the Society to merely establish that the property is a suitable security for the loan that is being requested. A copy of this report is not issued to the mortgage applicant, however a mortgage offer is made may refer to matters contained in the report that need to be addressed

ROYAL INSTITUTION OF CHARTERED SURVEYORS HOME BUYERS REPORT AND VALUATION

The standard RICS Home Buyers Report and Valuation will provide a concise report on the state of repair and condition of the house which you are proposing to buy, in a format prepared and published by The Royal Institution of Chartered Surveyors.

AUTOMATED VALUATION REPORT

At the Society's discretion, the Society can obtain a valuation report from an automated system based upon values of similar properties in your area. This will mean that no visit will be made to the property by either a valuer or an officer of the Society and therefore no comment can be made with regard the general condition of the property.

THE COSTS OF THESE REPORTS VARY DEPENDING ON THE VALUE OF THE PROPERTY AND FULL DETAILS OF THESE ARE AVAILABLE FROM THE SOCIETY

12: DECLARATION

TERMS AND CONDITIONS

I/WE APPLY FOR A LOAN FROM THE SOCIETY AS STATED ABOVE AND CONFIRM THAT:

1. I am/We are not less than 18 years of age.
 2. The answers given in this application form are true and I/we agree that:
 - (a) the information given shall form the basis upon which a mortgage advance is made by the Society
 - (b) I/We will inform the Society immediately in writing of any changes to the information given which may occur before any mortgage advance is made by the Society:
 - (c) I/We have given the information on the understanding that it will be used in the strictest confidence and that it does not place me under any obligation to buy or take up any recommendations which may be made.
 3. Any commission or other allowances received by the Society from any insurances arranged by it in respect of this loan shall belong wholly to the Society.
 4. Information concerning the conduct of this loan or any other held with the Society may be disclosed to or registered with any credit reference agencies or other appropriate organisations or institutions. Any such information will only be used in the making of current and future lending and credit granting decisions and attempting to prevent fraud and to enable debtors or defaulters to be traced.
 5. Information concerning the conduct of this loan or any other held with the Society may be disclosed to or registered with any credit reference agency or other appropriate organisations or institutions only where
 - (a) the amount is in arrears and
 - (b) the amount is not in dispute and
 - (c) the customer has not made any satisfactory proposals for repayment
- Otherwise no customer information will be passed to credit reference agencies without explicit consent.

I/WE AUTHORISE THE SOCIETY:

6. To make any enquiries which it may consider necessary in respect of this application, including the taking of references from employers, accountants, lenders, landlords, banks, insurance companies or from public sources.
7. To supply information on this form, or otherwise provided, to any insurance company/local authority to which the Society may make application for a guarantee with this loan, to the Society's valuer and solicitor, to the insurer of the property, and any other person having a legal right to the information.

YOUR INFORMATION

8. We will make searches about you at credit reference agencies who will supply us with credit information, as well as information from the Electoral Register. The agencies will record details of the search whether or not this application proceeds. We may use credit-scoring methods to assess this application and to verify your identity. Credit searches and other information which is provided to us and/or the credit reference agencies, about you and those with whom you are linked financially may be used by Beverley Building Society and other companies if credit decisions are made about you, or other members of your household. This information may also be used for debt tracing and the prevention of money laundering as well as the management of your account.
9. To prevent or detect fraud, or to assist in verifying your identity, we make searches of Society records and at fraud prevention agencies who will supply us with information. We may also pass information to financial and other organisations involved in fraud prevention to protect ourselves and our customers from theft and fraud. If you give us false or inaccurate information and we suspect fraud, we will record this. We and other companies may use this information if decisions are made about you or others at your address(es) on credit or credit-related services or motor, household, credit, life or any other insurance facilities. It may also be used for tracing and claims assessment.
10. Information held about you by the Credit Reference Agencies may already be linked to records relating to one or more of your partners. For the purposes of this application you may be treated as financially linked and your application will be assessed with reference to any "associated" records.
11. An "association" between the joint applicants and/or any individual identified as your financial partner, will be created at credit reference agencies, which will link your financial records. You and anyone else with whom you have a financial link understand that each other's information will be taken into account in all future applications by either or both of you. This linking will continue until one of you successfully files a 'disassociation' at the credit reference agencies.

INSURANCE DECLARATION

I/we understand and agree to:

- 1) Accept sole responsibility for the choice of insurer, the sum insured, the extent of cover and the financial consequences of any terms, conditions or excesses imposed.
 - 2) Ensure the sum insured is not less than the rebuilding figure given in the valuation report and is index-linked annually.
 - 3) Ensure that the cover provided by the policy includes financial protection against loss or damage to the property for all major insurable perils, including but not restricted to: Fire, Flood, Storm, Theft, Escape of Water, Malicious Damage, Subsidence, Landslip and Heave and Legal Liability.
 - 4) The interest of Penrith Building Society is noted on the policy and a copy of the policy schedule confirming this is forwarded for the Society's records.
- If you change insurance company within the term of the mortgage a copy of the new policy schedule should be provided to the Society.
- 5) Undertake to pay all premiums as they fall due to maintain the policy cover for the life of the mortgage.
 - 6) The Society accepts no responsibility for any loss suffered by me/us in connection with the insurance of the property, however caused.

KEEPING YOU INFORMED

12. Where you borrow, or may borrow from us, we may give details of your account and how you manage it to credit reference agencies. If you borrow and do not repay in full and on time, we may tell credit reference agencies who will record the outstanding debt.
13. You have the right of access to your personal records held by credit and fraud agencies. We will supply their names and addresses upon request.
14. It is important that you read and understand the section entitled **Your Information** (including **Credit reference and fraud prevention agencies**) and also **Keeping you informed** in these terms and conditions. By signing this application, you agree that we can use this information in this way.
15. I/We confirm that the answers on this application are true and accurately reflect my/our mortgage requirements.

Customer needs and Preferences - We recognise that our customers might have different needs, this could be due to health, life events, resilience, or capability if you require any support operating your account with us, Please indicate here

The security of your data is very important to us please see ask for a copy of our Customer Privacy Notice or view it here: <https://beverleybs.co.uk/privacy-notice>

FIRST APPLICANT

SECOND APPLICANT

Signature:

Signature:

Date:

Date:

The Society may in future send you details of any new products and services which may be appropriate to your needs. If you wish to receive these details please confirm this by marking the following box with an X.

13: ADDITIONAL INFORMATION