

Bridging Finance

Individual application form



Please confirm if this is associated to a 0% facility fee product Yes No

Intermediary details (customer facing)	
Are you: <input type="checkbox"/> Directly Authorised <input type="checkbox"/> Appointed Representative <input type="checkbox"/> Commercial Broker	
Name	Your customer reference
Address (including postcode)	
Email address	FCA registration number (if applicable)
Telephone number (including STD code)	Confirm your Interim Permission number (if applicable)
Fax number (including STD code)	Confirm your NACFB membership number (if applicable)

Network/Club details (If you are an AR you must provide details of your network)	Packager details
Contact name	Contact name
Company name	Company name
Company address (including postcode)	Company address (including postcode)
Company telephone number (including STD code)	Company telephone number (including STD code)
FCA registration number	FCA registration number

Fees			
Is this application a Regulated Mortgage Contract?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Level of advice (Regulated Mortgage Contracts must always be advised)	Advised <input type="checkbox"/> Non-advised <input type="checkbox"/>
Does your customer wish to add any of the following fees to the loan? (They should make a positive choice to do this)			
Telegraphic transfer fee	Yes <input type="checkbox"/> No <input type="checkbox"/>	Facility fee	Yes <input type="checkbox"/> No <input type="checkbox"/>
		Assessment fee	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do you intend to pass any of the procurement fee to the applicant(s)? Yes <input type="checkbox"/> Part <input type="checkbox"/> No <input type="checkbox"/> If yes or part, how much £			
Are you charging the applicant(s) an administration fee?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, how much £	When is this payable?
Is this fee refundable?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, how much is refundable? £	When is this refundable?
Are you charging the applicant(s) a broker fee?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, how much £	When is this payable?
Is this fee refundable?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, how much is refundable? £	When is this refundable?
Are you charging the applicant(s) a packager fee?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, how much £	When is this payable?
Is this fee refundable?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, how much is refundable? £	When is this refundable?

Identification

 The applicant(s) was interviewed face to face Yes No

We require the applicant to provide evidence of identity at the time of application. We will endeavour to carry out these checks electronically, however if we are unable to do this we will need physical proof of identification. Please refer to our 'Anti money laundering guidelines' (which can be viewed at www.precisemortgages.co.uk/Documentation) for details of documents that we will accept and an explanation of the electronic identification search footprint.

Photocopy documents must be certified with the words 'True copy of the original' and clearly show the certifying person's full name, and the name of the organisation they represent (if any), together with a signature and date. Documents containing a photograph should also be certified with the words 'True likeness'.

Photocopy documents must be sent with the application to Precise Mortgages, PO Box 6037, Wolverhampton WV1 9QW.

IF FOR ANY REASON WE REQUIRE FURTHER DOCUMENTATION WE WILL LET YOU KNOW.

Broker declaration

I confirm that I am acting on behalf of the applicant(s) and have their permission to access their information and to supply it to you with this application, and at any time during the life of the mortgage. I confirm that to the best of my knowledge and belief, the information contained in this application is true.

I have read the Terms of Business and agree that these terms will apply to the processing of this application and all related business.

I understand that by submitting this application I consent to you sending marketing information to me about your products and services by any form of communication (including email) from time to time unless I have ticked this box.

I confirm that where the application is a Consumer Buy to Let, I have given adequate explanations in accordance with the requirements of Schedule 2, paragraph 8, of the Mortgage Credit Directive Order 2015.

I confirm that I have read and understood your 'Anti money laundering guidelines' (available at www.precisemortgages.co.uk/Documentation) and:

- > Original identification documents have been seen by myself;
- > Any associated photographs bore a good likeness to the individual;
- > Copies of the identification documents have been retained on my file.

I note that you may use information that you may already hold about the Applicants (including Guarantors) in assessing this application including details about other properties which are mortgaged to you where they are the borrower or guarantor. I am aware, have made the Applicants aware and they agree that as part of this application you may provide to me, on their behalf, details of those properties to confirm that the information you hold about those is complete and accurate.

I confirm that, if I send this form to you or the applicant(s) by email:

- > The applicant(s) has agreed to this form being sent to you by email and I have made them aware:
 - that email is not a secure medium and the content may be intercepted before it reaches the intended recipient;
 - of the risks inherent in using email and the potential risk to the security of their personal data;
 - the applicant(s) has agreed to this form being sent to you by email.
- > I agree to your Short Term Lending Terms of Business (2016 Edition) on my and the Firm's behalf. (The terms of business can be accessed from pdf.precisemortgages.co.uk/01542_scl_terms_of_business.pdf)

Broker signature

Print name

Date

Personal details - applicant 1	Personal details - applicant 2
Title (Mr/Mrs/Miss/Ms/Dr/Other)	Title (Mr/Mrs/Miss/Ms/Dr/Other)
If specified 'Other' please state	If specified 'Other' please state
First name	First name
Middle name(s)	Middle name(s)
Surname	Surname
Have you been known by any other name(s) in last 3 years? (maiden/alias) Yes <input type="checkbox"/> No <input type="checkbox"/>	Have you been known by any other name(s) in last 3 years? (maiden/alias) Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, previous first name(s)	If yes, previous first name(s)
If yes, previous surname	If yes, previous surname
Date of birth	Date of birth
Marital status	Marital status
Home telephone (including STD code)	Home telephone (including STD code)
Work telephone (including STD code)	Work telephone (including STD code)
Mobile telephone 1	Mobile telephone 1
Mobile telephone 2	Mobile telephone 2
Email address	Email address
Nationality	Nationality
Current resident in the UK? Yes <input type="checkbox"/> No <input type="checkbox"/>	Current resident in the UK? Yes <input type="checkbox"/> No <input type="checkbox"/>
Length of residency in UK (applies to all applicants) Years Months	Length of residency in UK (applies to all applicants) Years Months
National Insurance Number	National Insurance Number

Current address - applicant 1	Current address - applicant 2
Address	Address
Postcode	Postcode
Residential status	Residential status
Time at address (applies to all applicants) Years Months	Time at address (applies to all applicants) Years Months
Please provide details of any other previous addresses that you have had in the last 3 years on the 'Additional Information' sheet, which can be found at at the end of this document.	

Current residential mortgage details	
<p>If you have had more than one mortgage in the past 12 months, please provide details on the 'Additional information' sheet, which can be found at the end of this document.</p>	
Applicant 1	Applicant 2
Have you held a mortgage in the last 6 months? Yes <input type="checkbox"/> No <input type="checkbox"/>	Have you held a mortgage in the last 6 months? Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the mortgage to be repaid? Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the mortgage to be repaid? Yes <input type="checkbox"/> No <input type="checkbox"/>
Total amount of all other continuing non buy to let/non self funding mortgages £	Total amount of all other continuing non buy to let/non self funding mortgages £
Lender name	Lender name
Current mortgage account number	Current mortgage account number
Lender address	Lender address
Postcode	Postcode
Telephone number (including STD code)	Telephone number (including STD code)
Fax number (including STD code)	Fax number (including STD code)

Income
<p>It is important that you complete all relevant sections for each applicant to provide full details of their income (e.g. where one applicant is both employed and self-employed, each individual section must be completed).</p>

Employment - Current employment	
<p>We require a minimum of 12 months' employment history or 36 months if self-employed. Please provide details of previous employment if the current employment is less than 12 months on the 'Additional information' sheet, which can be found at the end of this document.</p>	
Applicant 1	Applicant 2
Employment type (e.g. permanent, temporary, contract, not working, student)	Employment type (e.g. permanent, temporary, contract, not working, student)
Company name	Company name
Address	Address
Postcode	Postcode
Work telephone (including STD code)	Work telephone (including STD code)
Job title	Job title
Time with current employment/contract Years Months	Time with current employment/contract Years Months
Gross basic salary from employment per annum £	Gross basic salary from employment per annum £
Gross overtime, bonus etc per annum £	Gross overtime, bonus etc per annum £

Self-employed - applicant 1 continued	Self-employed - applicant 2 continued
Company name	Company name
Nature of business	Nature of business
Self-employment type Sole trader <input type="checkbox"/> Partner <input type="checkbox"/> Director <input type="checkbox"/>	Self-employment type Sole trader <input type="checkbox"/> Partner <input type="checkbox"/> Director <input type="checkbox"/>
Address	Address
Postcode	Postcode
Work telephone (including STD code)	Work telephone (including STD code)
Mobile telephone	Mobile telephone
Date started	Date started
Last 2 years' net profit £ Year	Last 2 years' net profit £ Year
£ Year	£ Year
% share of business	% share of business
Any other annual income? Yes <input type="checkbox"/> No <input type="checkbox"/>	Any other annual income? Yes <input type="checkbox"/> No <input type="checkbox"/>

Gross other income - applicant 1	Gross other income - applicant 2
Please provide details of other gross income that has not been declared in the employed and self-employed sections (e.g. pensions and investments) on the 'Additional information' sheet at the end of this document.	

Accountant details - applicant 1	Accountant details - applicant 2
Firm name	Firm name
Firm address	Firm address
Postcode	Postcode
Telephone number (including STD code)	Telephone number (including STD code)
I confirm that the Accountant has one of the qualifications detailed in the criteria guide available at www.precisemortgages.co.uk/Bridging <input type="checkbox"/>	I confirm that the Accountant has one of the qualifications detailed in the criteria guide available at www.precisemortgages.co.uk/Bridging <input type="checkbox"/>

Financial commitments - applicant 1	Financial commitments - applicant 2
Total balance of credit outstanding after completion £	Total balance of credit outstanding after completion £
Total ongoing monthly unsecured credit commitments £	Total ongoing monthly unsecured credit commitments £
Total ongoing monthly secured commitments (excluding mortgage) £	Total ongoing monthly secured commitments (excluding mortgage) £
Ongoing monthly maintenance, alimony or CSA payments £	Ongoing monthly maintenance, alimony or CSA payments £
Number of dependents under the age of 18	Number of dependents under the age of 18
Number of dependents over the age of 18	Number of dependents over the age of 18
Are you aware of any changes to your income or expenditure that would affect your ability to repay the mortgage? Yes <input type="checkbox"/> No <input type="checkbox"/>	Are you aware of any changes to your income or expenditure that would affect your ability to repay the mortgage? Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes please give details	If yes please give details

Credit history - applicant 1	Credit history - applicant 2
Have you ever been bankrupt/sequestered? Yes <input type="checkbox"/> No <input type="checkbox"/>	Have you ever been bankrupt/sequestered? Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, has it been discharged or cleared? Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, has it been discharged or cleared? Yes <input type="checkbox"/> No <input type="checkbox"/>
Date of discharge Month Year	Date of discharge Month Year
Have you ever entered into an IVA or made arrangements with creditors? Yes <input type="checkbox"/> No <input type="checkbox"/>	Have you ever entered into an IVA or made arrangements with creditors? Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, has this been satisfied? Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, has this been satisfied? Yes <input type="checkbox"/> No <input type="checkbox"/>
Date of satisfaction Month Year	Date of satisfaction Month Year
Any defaults registered in last 36 months Yes <input type="checkbox"/> No <input type="checkbox"/>	Any defaults registered in last 36 months Yes <input type="checkbox"/> No <input type="checkbox"/>
- If yes, date of most recent default Day Month Year	- If yes, date of most recent default Day Month Year
- Total amount of defaults registered in last 36 months £	- Total amount of defaults registered in last 36 months £
- Number of defaults registered in last 36 months	- Number of defaults registered in last 36 months
Property repossessed in last 6 years Yes <input type="checkbox"/> No <input type="checkbox"/>	Property repossessed in last 6 years Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please state the date of repossession	If yes, please state the date of repossession
Any CCJs registered in last 36 months Yes <input type="checkbox"/> No <input type="checkbox"/>	Any CCJs registered in last 36 months Yes <input type="checkbox"/> No <input type="checkbox"/>
- Date of most recent CCJ Day Month Year	- Date of most recent CCJ Day Month Year
- Total amount of CCJs registered in last 36 months £	- Total amount of CCJs registered in last 36 months £
- Number of CCJs registered in last 36 months	- Number of CCJs registered in last 36 months
Any missed mortgage or secured loan payments in the last 36 months? Yes <input type="checkbox"/> No <input type="checkbox"/>	Any missed mortgage or secured loan payments in the last 36 months? Yes <input type="checkbox"/> No <input type="checkbox"/>
- If yes, number in last 12 months	- If yes, number in last 12 months
- Number in last 36 months	- Number in last 36 months
The highest number of missed payments on any mortgage or property rental in the last 12 months	The highest number of missed payments on any mortgage or property rental in the last 12 months
Number of missed monthly payments on any unsecured credit in the last 12 months	Number of missed monthly payments on any unsecured credit in the last 12 months
Have you ever been convicted of theft, fraud or dishonesty? Yes <input type="checkbox"/> No <input type="checkbox"/>	Have you ever been convicted of theft, fraud or dishonesty? Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please state the date of conviction	If yes, please state the date of conviction
Nature of conviction	Nature of conviction
Length of sentence (including suspended)	Length of sentence (including suspended)

Loan details			
Type of Security	First charge <input type="checkbox"/>	Second charge <input type="checkbox"/>	
Will the property be let?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Do any of you or an "immediate family member" live in or intend to live in the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Is the loan wholly or predominantly for the purposes of a business carried on, or intended to be carried on, by all of you?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Have any of you or an "immediate family member" ever lived in the property or did any of you inherit it?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Do any of the applicants currently own buy to lets other than the property, or any additional security? If yes, total number of other Buy to Let mortgaged properties owned by the applicants (excluding properties on any new Precise Mortgages applications).	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
If there is an additional security, do any of you or an "immediate family member" live in or intend to live there?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
If there is an additional security, have any of you or an "immediate family member" ever lived in the additional security or did any of you inherit it?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Will any additional security be let?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Loan Requirements			
Scheme	Standard bridging <input type="checkbox"/>	Light refurbishment <input type="checkbox"/>	Heavy refurbishment <input type="checkbox"/>
Reason for loan			
Repayment type (Regulated Mortgage Contracts must be retained interest)	Monthly payments <input type="checkbox"/>	Retained interest <input type="checkbox"/>	
Loan type	Purchase <input type="checkbox"/>	Refinance <input type="checkbox"/>	
Total purchase price / estimated value £	Total open market value £		
If purchase price is less than the open market value, please provide further explanation here			
Total advance required (exclusive of fees / retained interest payments) £			
Term in months (12 months maximum for Regulated Mortgage Contracts)			
Will any additional security be available?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, what is the available equity?

Buy to let and other loans for business purposes
<p>If the loan is an unregulated buy to let or an other loan for business purposes, our offer, (which if your application is to proceed you will be required to agree to) will include a declaration that:</p> <ul style="list-style-type: none"> > the mortgage is wholly or predominantly for the purpose of a business carried on or intended to be carried on by me/us; > I/we will not benefit from the protection and remedies that would be available to you under the Mortgage Credit Directive Order 2015 (the Order) or the Financial Services and Markets Act 2000 (the Act); > I/we are aware that if you are in any doubt as to the consequences of the agreement not being regulated by the Order or Act, then you should seek independent legal advice.

Refinance details			
Is there a current mortgage on the property?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Lender			
Date of purchase	Day	Month	Year
Total amount of mortgage being replaced £			
If refinance, what is the purpose of loan?			
Amount of debt being repaid from this loan (other than an existing mortgage secured on the property) £			
Purpose of any capital raising			

Loan information			
Number of properties to be secured in this advance. If more than 1 property, please complete an 'Additional property details' form for each property (which can be found at www.precisemortgages.co.uk/Documentation) and include with this form.			
Total purchase price £			
Total open market value £			
If purchase price is less than the open market value, please explain the reason			
Total advance required (exclusive of fees/retained interest payments) £			
Term in months (12 months maximum for Regulated Mortgage Contracts)			
Product applied for	Fixed rate of _____ % per month.		
Expected completion date (earliest date)	Day	Month	Year
Is the property being purchased from a business in which the applicant or any director has an element of ownership or interest? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Is this a private sale? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Is the applicant or any director related to the vendor? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Source of deposit			

Additional security			
Will any additional security be available? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Number of properties			
Available equity (i.e. current value less outstanding mortgages)			
If additional security is available please complete the 'Additional security form' and the 'Assets and liabilities form' which can be found at www.precisemortgages.co.uk/Documentation, and include with this application.			

Exit strategy - please tick all that apply		
Sale <input type="checkbox"/>	Refinance <input type="checkbox"/>	Maturity of endowment plan <input type="checkbox"/>
Maturity of pension plan <input type="checkbox"/>	Maturity of savings plan <input type="checkbox"/>	Other <input type="checkbox"/>
Please provide full details (continue on the 'Additional information' sheet at the end of this document if required).		

Property details		
Purchase price (individual property) £		
Open market value (individual property) £		
Property address		
Postcode		
Type (e.g. house, terraced house etc)		
Number of storeys (flats only)	Floor number (flats only)	Number of bedrooms
Tenure		
Remaining term of lease (where applicable)		
Property's current use		
Construction type		
Year built/converted	Year	
Is the property ex-Local Authority?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes, is the property subject to pre-emption?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the property in the course of construction?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is planning permission required and obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the property in a finished condition (i.e. ready to sell or rent)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If no, please complete 'Schedule of works' form which can be found at www.precisemortgages.co.uk/Documentation and include with this application.		

Contact details for payment of valuation fee
Contact name
Contact telephone number(s) (including STD code)

Access details
Contact name / company
Contact telephone number (including STD code)

Conveyancer Panel	
Please confirm the jurisdiction for this application below.	
England and Wales <input type="checkbox"/>	Scotland <input type="checkbox"/>
What option for legal representation has your customer chosen? (Further details of our conveyancing options can be viewed here: www.precisemortgages.co.uk/Bridging/Conveyancer) You, the borrower, are responsible for paying all the conveyancers' fees, costs and disbursements including the fees of the conveyancer acting for us in connection with the bridging finance. The conveyancing fees quoted in any illustration are estimates only for the conveyancing work (excluding disbursements). The total cost of the conveyancing work may be higher and you should obtain a detailed quotation from both the conveyancer acting for you, and any conveyancer acting for us if we instruct a different firm to act for us.	
1. Joint Representation – Preferred Panel <input type="checkbox"/> (Please go to question A)	2. Separate Representation <input type="checkbox"/> (Please go to question B)

A If your customer has chosen Joint Representation with a member of our Preferred Bridging Finance Conveyancer Panel, please indicate which firm they have chosen by ticking the relevant box below.				
<input checked="" type="checkbox"/>	England and Wales			
<input checked="" type="checkbox"/>	GW Legal	0345 3733737	www.goldsmithwilliams.co.uk	4th Floor, 20 Chapel Street, Liverpool, L3 9GW
<input checked="" type="checkbox"/>	Gordons Property Lawyers	01628 308380	www.gplawyers.co.uk	SC House, Vanwall Road, Maidenhead, Berkshire, SL6 4UB
<input checked="" type="checkbox"/>	JMW	03458 726666	www.jmw.co.uk	1 Byrom Place, Manchester, M3 3HG
<input checked="" type="checkbox"/>	Lightfoots	01844 212305	www.lightfoots.co.uk	1-3 High Street, Thame, OX9 2BX
<input checked="" type="checkbox"/>	Ratio Law	01614 649540	www.ratiolaw.co.uk	Hanover House, 30-32 Charlotte Street, Manchester, M1 4FD
<input type="checkbox"/>	Scotland			
<input checked="" type="checkbox"/>	Aberdein Considine	0333 0066113	www.acandco.com	7 - 9 Bon Accord Crescent, Aberdeen, AB11 6DN

B If your customer has chosen Separate Representation please complete the information below.				
Please confirm the details of the conveyancer that your customer has chosen to represent them.				
Name of firm				
Name of acting conveyancer				
Address (including postcode)				
Please confirm the member of our Preferred Bridging Finance Conveyancer Panel that your customer has chosen to represent Precise Mortgages by ticking the relevant box below.				
<input checked="" type="checkbox"/>	England and Wales			
<input checked="" type="checkbox"/>	Blacks Solicitors LLP	01132 070000	www.lawblacks.com	City Point, 29 King Street, Leeds, LS1 2HL
<input checked="" type="checkbox"/>	Fieldfisher	01618 358010	www.fieldfisher.com	5th Floor Free Trade Exchange, 37 Peter Street, Manchester, M2 5GB
<input checked="" type="checkbox"/>	GW Legal	0845 3733737	www.goldsmithwilliams.co.uk	4th Floor, 20 Chapel Street, Liverpool, L3 9GW
<input checked="" type="checkbox"/>	Gordons Property Lawyers	01628 308380	www.gplawyers.co.uk	SC House, Vanwall Road, Maidenhead, Berkshire, SL6 4UB
<input checked="" type="checkbox"/>	JMW	03485 726666	www.jmw.co.uk	1 Byrom Place, Manchester, M3 3HG
<input checked="" type="checkbox"/>	Lightfoots	01844 212305	www.lightfoots.co.uk	1-3 High Street, Thame, OX9 2BX
<input checked="" type="checkbox"/>	Ratio Law	01614 649540	www.ratiolaw.co.uk	Hanover House, 30-32 Charlotte Street, Manchester, M1 4FD
<input type="checkbox"/>	Scotland			
<input checked="" type="checkbox"/>	Your Conveyancer	Remortgages: 0344 5767777 Purchases: 0344 5767755	www.yourconveyancer.co.uk	87 High Street, Dunfermline, KY12 7DR
<input checked="" type="checkbox"/>	Aberdein Considine	0333 0066113	www.acandco.com	7 - 9 Bon Accord Crescent, Aberdeen, AB11 6DN

Standard Declaration

Important – please read

When You sign this declaration You certify that the statements and particulars given below and all the information given in your Application are true and complete. You understand that We will rely on these statements, particulars and that information when making any Mortgage Offer. You consent to the use of your information in accordance with this declaration and the “Guide to the use of your personal and business data and Credit Reference and Fraud Prevention Agencies”.

Interpretation

“**We or the Lender or the Creditor**” means Charter Court Financial Services Limited, and anyone who becomes entitled to the Lender’s or the Creditor’s rights under any loan We make to You or any mortgage for that loan and words such as “our, us” etc. should be read in the same way.

“**You**” and “**Applicant**” means the person(s) intended to be and named as the borrower or customer in the mortgage deed, the officers of a limited company, guarantors and anyone getting any title or interest in the property through the borrower or customer as applicable and words such as “your, yours” etc. should be read in the same way. If there is more than one of You, references to “You” are to each or any of you individually, as well as to each and every one or more of you together jointly.

“**Application**” means your application for the Loan including this Standard Declaration, the application form and any accompanying or supporting documentation that You provide now or in the future or any information we hold about You and we provide to You or Your mortgage/credit intermediary in connection with the Application to confirm its completeness and/or accuracy.

“**Loan**” means any Loan we may provide to You.

General

You confirm and agree that:

- 1) You are aged 18 (or in the case of a second charge loan, 25) or over.
- 2) For limited companies, (a) each of the signatories below is a director duly authorised to make this Application and who has completed or fully read the contents of this Application and (b) You have the power to borrow the money applied for and to mortgage the property(ies) proposed as security referred to in this Application.
- 3) The information You give in this Application whether completed personally by You or not is true and accurate in all respects. If any such information is incorrect You will make good any loss We may suffer by acting in reliance on that information.
- 4) Your income is as stated in the Application and is sufficient to support the payments required to sustain the Loan requested.
- 5) Your information will be used to assess affordability of the Loan and You are aware of the monthly payments for the Loan and that You can afford these.
- 6) You will supply any additional information that We may require in order to proceed with the Application.
- 7) You consent to a mortgage/credit intermediary acting for You in your Application and where You have given information to your mortgage/credit intermediary, You consent to your details being manually input and subsequently transmitted electronically.
- 8) You have the consent of any joint Applicant or third party to disclose and use their information for the purposes of this Application.
- 9) We may liaise with your mortgage/credit intermediary and (where we are proposing to lend by way of second charge) your first charge lender as necessary unless You otherwise inform us in writing and You authorise your mortgage/credit intermediary and your first charge lender to disclose to us information about You and this Application both before and after completion of the Loan.
- 10) You do not have any other outstanding credit facilities which are not disclosed with this Application.
- 11) You have never been adjudged bankrupt or insolvent or been sequestrated or entered into any arrangements with creditors or had civil or criminal proceedings of any kind issued against You other than as specified in this Application. If proceedings have been, or are being, issued, You will supply full details to us.
- 12) You have read and considered the Illustration about the particular product You have chosen and/or have been advised to apply for by your mortgage/credit intermediary or other adviser. We are not responsible for any advice given or recommendation made by an intermediary or other adviser about the product you have chosen.
- 13) You will notify us promptly of any changes which have, or are likely to have an effect on the continuing accuracy of the particulars in this Application and which may affect our willingness to provide the Loan.

- 14) The information in this Application and Declaration may be relied on by us and any other person or body in whom the benefit of all or any of the Loan, mortgage, or security is from time to time vested.
- 15) We (or the mortgage/credit intermediary on our behalf) may disclose your information to and make any enquiries and searches and obtain any references and information that We consider necessary of persons, including but not limited to your mortgage/credit intermediary, tax authorities, past/ present employers, landlords, accountants, building societies, lenders, insurers, bankers, HMRC, the Benefits Agency, Fraud Prevention Agencies, Companies House and Credit Reference Agencies (who will keep a record of searches made) as We consider necessary to confirm the truth and accuracy of the information in this Application. You agree and consent to us making enquiries of the persons listed above and authorise such persons to disclose to us any information We require from them. You also agree that We may share information about You and the conduct and operation of your Loan during its term and after it is repaid where we have a duty to do so or if the law allows us to do so, to our regulators and with third parties, including any of the above, any adult occupiers of the property, any intended guarantor, investors, funders or their advisors, potential investors or funders, ratings agencies.
- 16) Any solicitor acting for You may disclose to us any information or documentation that We ask for about the transaction or the property which is the subject of this Application and You waive any duty of confidentiality or privilege which may otherwise exist in relation to this Loan transaction.
- 17) We may periodically submit information to Credit Reference Agencies and Fraud Prevention Agencies during the term of your Loan who in turn will provide information to us on which We may base future lending and arrears management decisions, use to administer your account and for analysis and statistical purposes.
- 18) We may record and monitor telephone conversations between You and us at our discretion, for security, quality and/or training purposes.
- 19) From time to time We may mortgage, sell, transfer, assign, charge or otherwise dispose of, in whole or in part any Loan, mortgage, or other related security to any person or organisation (a “Disposal”). You agree that any Disposal may be in law or in equity and may be by way of absolute assignment or by way of security only. You agree to each such Disposal that We may make and You agree that We may do this without giving notice to You. You agree that a Disposal for this purpose typically involves us transferring all or some of the rights that We have under the Loan, or the related security to another person or organisation. You agree that We may provide information about your (i) Application and any supporting documentation, (ii) Loan and any related security, (iii) any other information relating to the property, (iv) the history and conduct of your account, including statistical analysis of your current circumstances and (v) any other relevant information, to any person or organisation who does, or who we believe wishes to, enter into such a Disposal or who does or wishes to fund or otherwise be involved in such a Disposal. We may provide that information at any time, including prior to on or after any Disposal. You agree that We may also provide such information to Credit Reference Agencies and Fraud Prevention Agencies for the purpose of quality analysis, or to any purchaser or potential purchaser of Us or any person who does or wishes to fund or otherwise be involved in any such purchase, or to any person who was previously the Lender.
- 20) If You provide a personal guarantee You agree to guarantee the Loan applied for in the terms of our standard Deed of Guarantee.

You agree that:

- 21) We will be entitled to withdraw before completion any Mortgage Offer should You (or anyone else) falsify any information supplied in this Application or for any other reason set out in the Mortgage Offer or our General Mortgage Conditions. If we withdraw an offer we can do this immediately and without telling You, but We will notify You about the withdrawal of our Mortgage Offer if We reasonably can).
- 22) It is an offence to knowingly make a false, inaccurate or misleading declaration when applying for a Loan.
- 23) If You make a false declaration You may face criminal prosecution and/or civil action for recovery of any losses incurred by us.
- 24) If the Loan is not for your benefit, You must take independent legal advice and will do so if asked to, and before You, enter into any Deed of Guarantee.
- 25) We may decline to make You a Mortgage Offer.
- 26) Our Loans are subject to valuation and status.

- 27) If two or more of You are making this Application, each of You is individually and jointly responsible for all obligations in relation to the Loan.
- 28) We will require You to confirm your income and We may request this information from You.
- 29) We accept no responsibility for any representation made by any employee, agent or any other person unless these are incorporated in the Mortgage Offer or are subsequently confirmed by us in writing.
- 30) If You agree to guarantee the Loan, You are aware that by giving a guarantee You will be held liable to us instead of or as well as the borrower or customer to the extent of the guaranteed amount. The extent of the guarantee will include all costs and interest outstanding on the Loan at any time as well as the loan amount.
- 31) You agree that if the property is sold leaving a balance outstanding on the Loan, You will be liable for the difference between the sale price of the property and the amount outstanding or to the extent of your guarantee.
- 32) It is your responsibility to ensure that You have suitable means of repayment in place to repay the Loan in the event of your death or at the end of the term of the Loan.
- 33) We may use your information to consider any future Applications you make for a Loan.

Valuation

You authorise us to obtain a valuation of the property(ies) offered as security for our purposes. We will obtain a valuation only to enable us to assess the amount of the Loan, if any, which We are prepared to make on the property(ies) proposed as security referred to in this Application and that valuation does not give You any rights against us or any other person. You agree that We will choose a valuer from our panel of valuers and will obtain a valuation report from the valuer for our purposes. You acknowledge it is your responsibility to obtain an independent valuation or advice before You proceed to completion of the Loan or the purchase of the property(ies). We give no warranty, representation or assurance that the statements, conclusions and opinions, expressed or implied, in any valuation report You obtain are accurate, valid or complete or that the property is free from defects or worth at least the amount of the Loan or that (where relevant) the purchase price is reasonable.

Insurance

You agree that it will be your responsibility to maintain payments on the Loan. Your payments will not be protected in the event of death, accident, sickness, unemployment or other similar circumstance. As a condition of your Loan, You must have adequate buildings insurance for the mortgaged property(ies) that You and/or others have provided as security for the Loan in place at exchange or conclusion of missives (for house purchase) and completion (for remortgages or Secured Loan) and ensure that they continue at all times to be insured.

You are not required as a condition of your Mortgage Loan or Secured Loan to have any other insurance but You might like to consider taking out insurance to cover other circumstances that might arise, such as death, accident, illness or unemployment. Your payments will not be protected in the event of death, accident, sickness, unemployment or other similar circumstance unless you arrange your own insurance for this.

Your Loan Payments

By signing this Declaration, You agree that:

- 1) You will repay the Loan in accordance with the conditions specified in your Mortgage Offer and General Mortgage Conditions.
- 2) We may add to your first monthly payment interest from the date of completion of your Mortgage Loan to the end of that month unless your Mortgage Offer states otherwise (not applicable where the loan is secured by a second charge).
- 3) We may take other payments by Direct Debit with your agreement which may be given by telephone or in writing.

Data Protection and Privacy

The results of our enquiries, searches and references and any information given by You or any other person in this Application may be used for credit assessment, including credit scoring and for debt recovery, the prevention of money laundering, tracing and fraud prevention, to administer your account for system testing, for analysis and statistical purposes and any purpose referred to in any Loan with us.

If false or inaccurate information is provided and fraud is identified, details will be passed to fraud prevention agencies to prevent fraud and money laundering. Further details explaining how information held by fraud prevention agencies may be used can be obtained by contacting us at Financial Crime Team, Credit Risk, Precise Mortgages, PO Box 6037, Wolverhampton WV1 9QW.

You can obtain (on payment of a fee) a copy of your personal information held by us by writing to the Data Protection Officer, Compliance Team, Precise Mortgages, PO Box 6037, Wolverhampton WV1 9QW.

You have a right to know how We will use your personal information. It is important that You read this declaration and the booklet supplied to You entitled "A Guide to the use of your personal and business data and Credit Reference Agencies and Fraud Prevention Agencies".

We may telephone You or write to You about your Loan, products or services of ours or others which maybe of interest to You. The methods of contact which You consent to include post, electronic mail, telephone, SMS text messaging and any other online or interactive media. We may pass details about You and the conduct of your Loan with us to other companies within our group or selected third parties who may telephone or write to You about their products or services.

If You would not like us or other companies to contact You about other products and services by the means outlined above please tick the box

Costs and Fees

Any valuation and assessment fee payable by You covers our costs for assessing the Application and value of the property. If We accept this fee, We are not obliged to offer or make a Loan to You. The illustration will set out the whether these fees are refundable.

Please tick below if you wish any of the fees stated to be added or deducted from the Loan. If you do not indicate that you wish the fees to be added or deducted then these and any other fees must be paid from your own funds.

First Charge (Residential & Buy to Let)	Add	Bridging Loan	Add	Deduct	Second Charge (Residential & Buy to Let)	Add
Product Fee	<input type="checkbox"/>	Facility Fee	<input type="checkbox"/>	<input type="checkbox"/>	Product Fee	<input type="checkbox"/>
Telegraphic Transfer Fee	<input type="checkbox"/>	Broker Fee	<input type="checkbox"/>	<input type="checkbox"/>	Credit Intermediary Fee	<input type="checkbox"/>
		Packager Fee	<input type="checkbox"/>	<input type="checkbox"/>	Telegraphic Transfer Fee	<input type="checkbox"/>
		Assessment Fee	<input type="checkbox"/>	<input type="checkbox"/>	Broker Administration Fee	<input type="checkbox"/>
		Telegraphic Transfer Fee	<input type="checkbox"/>	<input type="checkbox"/>	Broker Completion Fee	<input type="checkbox"/>
					Mortgage Questionnaire Fee	<input type="checkbox"/>
					Packager Fee	<input type="checkbox"/>
					Valuation Fee	<input type="checkbox"/>
					Broker Assessment Fee	<input type="checkbox"/>

The only fees You must pay us for this Application are contained in the literature about the particular Loan that You are applying for. Any other fees that You pay to any third party are paid not as a condition of submitting this Application or as a condition of obtaining the Mortgage Offer (if made).

Applicant 1
Print Name
Signature
Date

Applicant 2
Print Name
Signature
Date

Mortgage Account number	
Name of account	
I/We authorise _____ [Insert name of mortgage lender] to supply to Precise Mortgages any information relating to my/our mortgage with you, in connection with my/our application and at any time during the life of the mortgage.	
Signed	Date
Signed	Date

We can provide literature in large print, Braille and audio tape. Please ask us for this leaflet in an alternative format if you need it.

Additional information



Broker name	
Applicant(s) name	

If you need to enter any additional information to support this case please enter it here.

Question	Details