

A guide to our system changes:

ICR calculation and Income supported
Buy to Let

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We have now automated our ICR calculation and incorporated our bespoke ICR form into our online system.

Loan details

Loan Purpose * Purchase Remortgage

Type of Loan * Buy to Let

Estimated Value / Purchase Price *

Loan Amount * LTV=0%

Anticipated Monthly Rental Income *

Applicant 1 Rental %age share *

Applicant 2 Rental %age share *

Term * Years

Repayment Type *

Where buy to let properties are owned jointly, we need to know the rental share each applicant receives. You will be able to enter the rental share of the security address as a percentage on the loan details screen.

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Contact your local BDM
0800 116 4385
precisemortgages.co.uk



BTL Portfolio

Does the applicant own any investment/buy to let properties? Yes No

If this is an application for a remortgage, please do not include rental income or mortgage details below for the subject property.

If any of the existing BTL properties are shared with the joint applicant then please only enter against applicant one.

BTL Portfolio Details

Total number of properties? *

Estimated value of portfolio? *

Total outstanding balance of mortgages? *

Total monthly portfolio mortgage payments? *

Is the rental income shared with applicant two? * Yes No

Applicant 1 share * Applicant 2 share *

If the applicants share a portfolio, we will require the amount each applicant receives from the total rental income. This needs to be input as a monetary value and is detailed on the portfolio section of the application.

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Submission Route Details

Your reference

Type of Applicant *

Type of Loan *

Excluding this application, total number of mortgaged BTL properties owned by the applicants/guarantors *

What level of advice is given? * Advised Execution Only

Is the application being submitted via a Mortgage Club? * Yes No

Have you seen the applicant face to Yes No

BTL Portfolio

Does the applicant own any investment/buy to let properties? Yes No

If this is an application for a remortgage, please do not include rental income or mortgage details below for the subject property.

BTL Portfolio Details

Total number of properties? *

Estimated value of portfolio? *

Total number of other mortgaged properties? *

Total number of mortgage-free properties? *

Total monthly rental income for mortgage-free properties? *

On the submission route page you will be asked for the number of **mortgaged** buy to let properties, later in the application the buy to let portfolio details will be required and this will include all mortgaged **and** unencumbered buy to let properties. The online system will use these figures to determine the size of the portfolio. It is important that these figures are accurate and add up to the total number of properties if there are any errors the DIP will not be able to proceed.

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DIP

Applicant:

Application Reference:

Intermediary Declaration

Submission Details

Applicant 1 Details

Applicant Details

Address Details

Applicant Employment

Adverse Details

Applicant Commitments

Applicant Mortgage Details

Applicant 2 Details

Loan Details

Property Details

Declaration

Fees

Application Summary

Income and Expenditure Declaration

Is the applicant(s) aware of any changes to their income or expenditure that would affect their ability to repay the mortgage?(The applicant(s) should be made aware that the information provided could influence the amount that may be borrowed) * Yes No [?](#)

Employment Status

Employment Status * [?](#)

If you wish to review the latest employment lending guidelines please select [here](#)

Self-Employed Details

Occupation *

Date Commenced Trading *

Enter most recent income figures first

Total Income * Year ending

Year ending

Rental income from property needs to be detailed separately from other self-employed income. If your only source of income is rental insert above and tick yes. If not, tick no and insert rental income as Other Sources of Income * Yes No [?](#)

If an applicant has self-employed income and rental income these need to be entered separately (unless the applicant is a professional landlord, see below). It is also important to capture the applicant's full credit commitments.

If you are entering self-employed income for a professional landlord, be sure to tick yes to this question.

Please note any inaccuracies on the application may cause delays to our processing

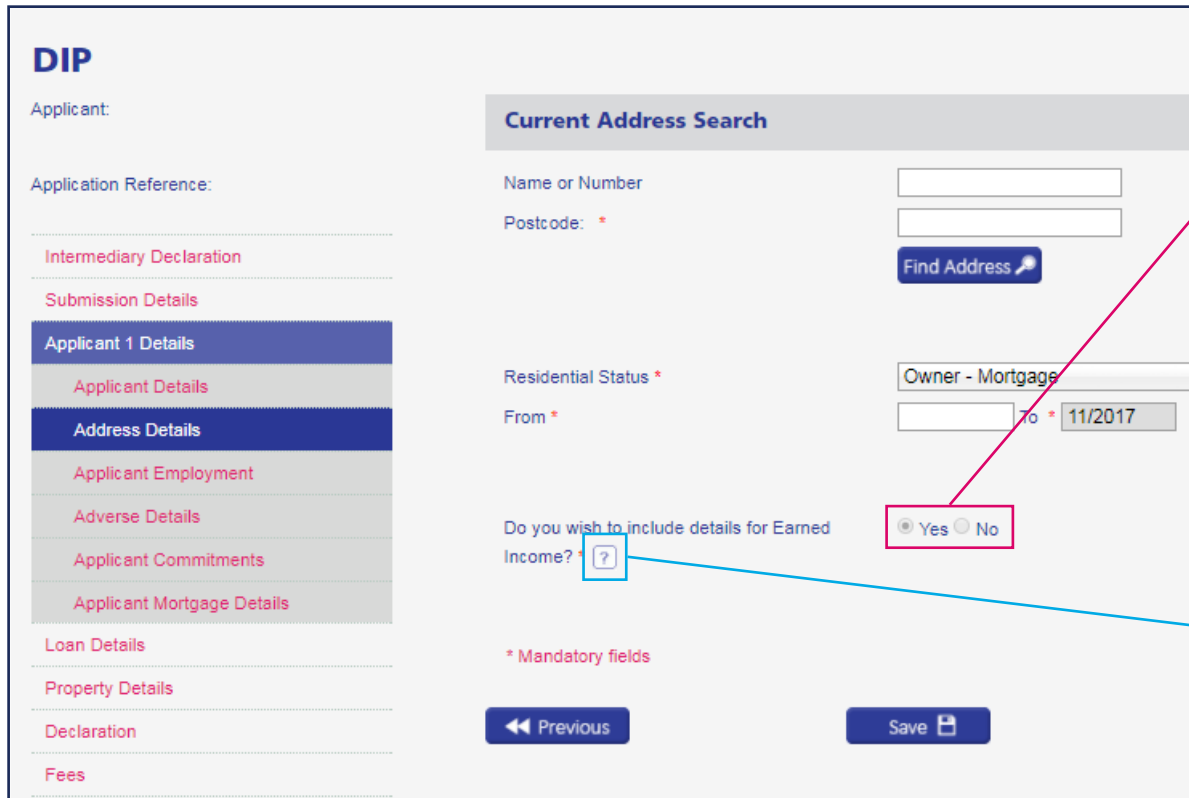
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DIP

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Applicant 1 Details

Applicant Details

Address Details

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Applicant Commitments

Applicant Mortgage Details

Loan Details

Property Details


Declaration

Fees

Current Address Search

Name or Number

Postcode: *


Find Address 

Residential Status *

From *

Do you wish to include details for Earned Income? * Yes No

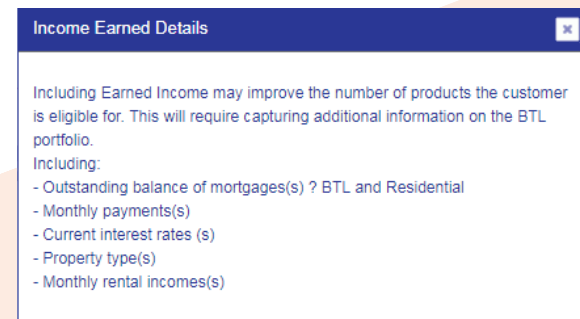
* Mandatory fields


Previous Save 

The option to select income supported buy to let appears on the Address details page once an acceptable residential status has been selected. If you do not select 'yes' to include income at this point, we will not be able to consider this later in the application process.

If you do select earned income and wish to proceed without this don't worry, you will be able to change this later in the application.

The additional information needed for an earned income application is displayed by clicking on the question mark. This information is needed for both residential and buy to let properties.



Income Earned Details 

Including Earned Income may improve the number of products the customer is eligible for. This will require capturing additional information on the BTL portfolio.

Including:

- Outstanding balance of mortgages(s) ? BTL and Residential
- Monthly payments(s)
- Current interest rates (s)
- Property type(s)
- Monthly rental incomes(s)

The fields where this information is entered are shown on page 6.

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If the commitments are joint, please only enter against one applicant

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Mortgage/Rent

Monthly residential mortgage repayment

Current interest rate * %

Residential mortgage balance outstanding

Remaining term of mortgage years * months *

Mortgage to be redeemed on completion? Yes No

Reason for not redeeming on completion *

Mortgage & Secured Loan History

Does the applicant have any other non BTL mortgages or secured loans? Yes No

BTL Portfolio Mortgage Details

BTL Mortgage - Property 1

Outstanding balance of mortgage *

Monthly payment *

Current interest rate * %

Monthly rental income *

Property Address Search

Name or Number

Postcode: *

When you are entering the applicant's commitments please ensure you have the interest rates for the existing mortgage and secured loan commitments, this will be needed for both residential and buy to let. If any of the mortgage **commitments** are joint, key these for applicant 1 only.

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Decision

Decision Result: Pass:

The table below shows the loan amounts available based on our assessment of this application.

ICR underwriting: if the loan amount requested appears in this column, should you select it here, we will underwrite the application using just rental income to support the loan.

Earned income underwriting: if the loan amount requested appears in this column, should you select it here, we will underwrite the application using personal income to support the loan where there is a shortfall in rental income. Additional income validation will be required for this option.

Available Products

Product Name	Initial Rate	Initial Monthly Payment	Max LTV	Product Fee	ICR Underwriting	Earned Income Underwriting	Select
3.19% Fixed for 2 Years - UBG51 (Tier 1)	3.19%	£884.58	75%	£3,750.00	£250,000.00	N/A	<input type="radio"/>
LIBOR + 3.00% for 2 Years - UBG78 (Tier 1)	3.30%	£887.50	75%	£.00	£250,000.00	N/A	<input type="radio"/>

If an application passes using just rental income to support the loan this screen will be displayed.

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Available Products

Product Name	Initial Rate	Initial Monthly Payment	Max LTV	Product Fee	ICR Underwriting	Earned Income Underwriting	Select
3.19% Fixed for 2 Years - UBG51 (Tier 1)	3.19%	£884.58	75%	£3,750.00	£249,757.00	£250,000.00	<input type="radio"/>
LIBOR + 3.00% for 2 Years - UBG78 (Tier 1)	3.30%	£887.50	75%	£.00	£250,000.00	N/A	<input type="radio"/>

If the application passes using either **rental income or earned income** this screen will be displayed.

From here you will be able to choose which option and product you would like to proceed on.

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Decision

Decision Result: the loan required is available if using earned income.

This is the amount we can consider using just rental income (ICR) to support the loan requested:

If you want to proceed using just rental income to support the loan, enter a reduced amount here. Further products may be available.

The table below shows the loan amounts available based on our assessment

Available Products

Product Name	Initial Rate	Initial Monthly Payment	Max LTV	Product Fee	ICR Underwriting	Earned Income Underwriting	Select
3.19% Fixed for 2 Years - UBG51 (Tier 1)	3.19%	£864.58	75%	£3,750.00	£146,885.00	£250,000.00	<input type="radio"/>
LIBOR + 3.00% for 2 Years - UBG76 (Tier 1)	3.30%	£887.50	75%	£.00	£150,435.00	£250,000.00	<input type="radio"/>

If an application can only proceed using **earned income** this screen will be displayed. At this point you will have the option to proceed without using earned income if this is preferable.

If you need to change the loan amount you will be able to do so at the top of the decision page, which will prompt you to return to the loan details screen and enter the amended loan amount. When you move back to the decision screen the product list will have updated to show what is available based on the changes.

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What to do if you change your mind



If you **have selected earned income** but do not wish to continue with this, don't worry, when you reach the decision page all options available to the applicant will be shown. You will be able to select a product or amend the loan amount requested in order to proceed on the best option for your customer.



If you **have not selected earned income** and want to present this as an option to the applicant you will not be able to go back to this question. In order to take advantage of this, the case will need to be rekeyed and earned income selected. After a case is fully submitted we will not be able to consider earned income during the application if this has not been selected on the DIP. Please be aware of this when keying a new application.

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