



Submission Checklist

Residential Mortgages



For us to make an accurate decision you'll need to provide the following information:

All cases

Standard Declaration - signed and dated by all applicants.

Latest 3 months' consecutive bank statements for all applicants displaying all forms of income being used to support the application.

Latest 3 months' bank statements for the direct debit account to be used for repayments (if different to above).

Proof of latest 12 months' mortgage payments (if not available via Experian).

Proof of last 12 months' rental payments where the current landlord is a Local Authority or Housing Association. This must display a list of payments due, payments received and a running balance.

Income verification

Employed

Latest 3 months' consecutive payslips and latest P60 (2 years' P60s needed if annual bonus being used to support affordability) for main and any secondary income.

Fixed term contract

Latest 3 months' consecutive payslips and latest P60

Copy of the existing employment contract- if less than 6 months remaining on contract a letter from employer confirming intention to extend will also be needed.

Zero hours contract (secondary applicant only)

Latest 6 months' payslips (within current role) and P60

Self-employed

Latest Tax Calculations and corresponding Tax Year Overview or latest accounts - the number of Tax Calculations or accounts provided should match the number of years of income keyed.

Additional income

Occupational pension

Latest confirmation from pension provider

Family tax credit

Latest tax credit award document (all pages)

Date of birth of dependant(s)

Maintenance

Court Order

Date of birth of dependant(s)

Interest Only/Part and Part repayment vehicles

Sale of additional property: full property details including address, property type, number of bedrooms, estimated value and outstanding mortgage balance.

Savings/Investments: most recent statement or share certificate (detailing the number of shares held) dated within the last 3 months'.

Pension: most recent annual statement confirming the current fund value at the time of application.

Right to Buy (RTB) applications

Section 125 (Right to Buy notice)

Reference from local authority displaying a list of payments due, payments received and running balance for the last 12 months.

Debt Management Plans (DMP) applications

If satisfied: letter from DMP provider confirming that the DMP has been satisfied in full and the date of settlement.

If active: completed [DMP Submission form](#) and a reference from the DMP provider confirming date of agreement, amount outstanding, details of all creditors including lender name, account number, monthly payment, balance outstanding and confirmation that the last 12 months payments have been made on time.

Proof of deposit

[Gifted Deposit form](#) - only when a gift is being provided.

Please note, in some cases an underwriter may need proof of deposit. This should only be provided if requested.

Private sale

Full name and contact details of vendor.

Is property being purchased at full market value?

How did the applicant become aware the property was available for purchase?

All documents (excluding ID and/or Proof of Address documents)

If originals are not available, the following are acceptable subject to the documents being fully legible and the underwriter having no concerns in respect of authenticity:

- ▶ photocopies
- ▶ scanned images
- ▶ photographic images
- ▶ digital images

Please note, further documents can be requested at the discretion of our underwriters if required to approve the mortgage, including ID verification. See our [Anti money laundering guidelines](#) for further full details on acceptable ID. Any additional requirements will be communicated to you.

Additional Information Form

At Precise Mortgages we understand that not every application is straightforward, sometimes there may be additional information that could help us reach our lending decision. If you provide this information with the application we will be able to make a fuller assessment of the case and reduce the need to contact you with further questions.

Applicant name:	Application number:
Applicant postcode:	Is this linked to a previous application? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional information

Additional information that may be useful to us:

- ▶ **Purchase details** - Is there an element of downsizing? Is the property being purchased under the market value? Is the applicant related to the vendor? Is the application to transfer ownership from the applicant name to their Limited Company? For a New Build application - what is the date of exchange/date of completion?
- ▶ **Let to Buy** - We will need full details of the onward residential purchase including whether a new mortgage will be taken, the lender, mortgage amount, monthly repayment and property value.
- ▶ **Income differences** - Has the applicant had a recent payrise? Has their self-employed income gone up or down? Have they been in their current job for less than 12 months? Has there been a change in their Tax Credit income?
- ▶ **Ongoing commitment** - Does the applicant have a student loan? Do they make regular payments for fines/maintenance or other commitments? Will they be repaying a Help to Buy shared equity loan?

The examples above do not apply to every application so please provide us with any information you think may help our assessment.

Help us to help you

Uploading this form and any supporting documents when you submit the application will help us process the application quicker.