

INITIAL INFORMATION

Is the application on behalf of a... Private Individual Maximum 2 applicants

UK Ltd Co or UK LLP Maximum 4 applicants *You must include all shareholders of 25% and above.*

Number of applicants Company name

Is property located in England or Wales? yes no *(if no, LendInvest cannot assist)*

Are all applicants UK tax resident? yes no *(if no, LendInvest cannot assist)*

Is the application to purchase a new property remortgage an existing property

Do any of the applicants for this loan currently own a property? yes no *(if no, LendInvest cannot assist)*

Has the applicant(s), or any relatives of the applicant(s), ever lived in the property or plan to do so after completion? yes no *(if yes, LendInvest cannot assist)*

PERSONAL INFORMATION

	First applicant	Second applicant
Title *	<input type="text"/>	<input type="text"/>
First name *	<input type="text"/>	<input type="text"/>
Surname *	<input type="text"/>	<input type="text"/>
Date of birth *	<input type="text"/>	<input type="text"/>
Nationality *	<input type="text"/>	<input type="text"/>
Marital status *	<input type="text"/>	<input type="text"/>
Total annual income *	£ <input type="text"/>	£ <input type="text"/>
National insurance number *	<input type="text"/>	<input type="text"/>
Email address *	<input type="text"/>	<input type="text"/>
Telephone number *	<input type="text"/>	<input type="text"/>
Taxpayer status *	<input type="checkbox"/> Basic <input type="checkbox"/> Higher <input type="checkbox"/> Additional	<input type="checkbox"/> Basic <input type="checkbox"/> Higher <input type="checkbox"/> Additional
Retirement age *	<input type="text"/>	<input type="text"/>
Are you a first time landlord?	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
Address	Line 1 * <input type="text"/>	<input type="text"/>
	Line 2 <input type="text"/>	<input type="text"/>
	Line 3 <input type="text"/>	<input type="text"/>
	Line 4 <input type="text"/>	<input type="text"/>
Postcode *	<input type="text"/>	<input type="text"/>
Residential status *	<input type="checkbox"/> homeowner no mortgage <input type="checkbox"/> tenant	<input type="checkbox"/> homeowner no mortgage <input type="checkbox"/> tenant
	<input type="checkbox"/> homeowner with mortgage <input type="checkbox"/> relatives	<input type="checkbox"/> homeowner with mortgage <input type="checkbox"/> relatives
Date moved to address *	<input type="text"/>	<input type="text"/>
<small>if less than 3 years please provide previous address(es) on a separate document</small>		
Time resided in UK *	<input type="text"/>	<input type="text"/>
Rights to reside in the UK *	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

CURRENT PROPERTY PORTFOLIO

Do you currently have any existing buy-to-let properties?

yes no

How many buy-to-let properties do you currently own?

1st app 2nd app

Approximate total combined property value

1st app £ 2nd app £

Approximate total outstanding mortgage balance

1st app £ 2nd app £

Approximate total monthly repayment

1st app £ 2nd app £

Approximate total monthly rental income

1st app £ 2nd app £

SECURITY PROPERTY DETAILS

Address of security *

Postcode *

Property type *

<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat above commercial	<input type="checkbox"/> Flat converted	<input type="checkbox"/> Flat ex-council
<input type="checkbox"/> Flat in basement	<input type="checkbox"/> Flat modular build	<input type="checkbox"/> Flat new build	<input type="checkbox"/> Flat new conversion
<input type="checkbox"/> Flat purpose built	<input type="checkbox"/> Flat studio	<input type="checkbox"/> HMO flat	<input type="checkbox"/> HMO multi unit freehold block
<input type="checkbox"/> HMO house	<input type="checkbox"/> House detached	<input type="checkbox"/> House end terraced	<input type="checkbox"/> House mid terraced
<input type="checkbox"/> House modular build	<input type="checkbox"/> House new build	<input type="checkbox"/> House semi detached	<input type="checkbox"/> Maisonette
<input type="checkbox"/> Multi unit freehold block	<input type="checkbox"/> Other (please describe)	<input style="width: 100%; height: 20px;" type="text"/>	

What is the property tenure *

Freehold Leasehold Unexpired term

If leasehold

Unexpired term Ground rent Service charge

Number of *

Floors Bedrooms Kitchens Receptions
 Bathrooms Tenants Square metres Year built

Purchase price

£

Monthly rental income

£

Purchase date

Current market value

£

Source of deposit *

Equity release Gift Property sale Savings
 Other (please state where from)

Tenant type *

Lease type * AST Corporate let

Sector experience *

First time landlord but have owned property for 2 years None
 Managing a property portfolio over a period of at least 1 year
 Managing a property portfolio over a period of at least 2 years

CREDIT PROFILE

Credit defaults *

none in 5 years none in the past year and up to 2 in the past 2 years. If none of the options is suitable, please provide details

CCJ's *

none in 5 years none in the past year and up to 1 in the past 2 years (with a max value of £5,000 and satisfied at the time of completion) If none of the options is suitable, please provide details

Missed mortgage / secured payments *

none in 3 years none in the past year and up to 1 in the past 3 years If none of the options is suitable, please provide details

Unsecured arrears *

not greater than 2 in the past 3 years more than 2 in the past 3 years If none of the options is suitable, please provide details

Bankruptcy or IVA in the last 6 years *

yes no

INCOME

First applicant

Second applicant

Income earned from employment / self-employment

yes no

yes no

If yes, employment status

- a non-equity partner in a partnership
- a shareholder with 25% or more shares
- a shareholder with less than 25% shares
- an equity partner in a partnership
- employee with no shareholding
- sole trader

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- sole trader

Self employed income per annum

Latest tax year Previous tax year Previous tax year

Latest tax year Previous tax year Previous tax year

Year ending

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--	--	--

Annual self-employed income

£	£	£
---	---	---

£	£	£
---	---	---

Yearly net profit before tax

£	£	£
---	---	---

£	£	£
---	---	---

Do you receive pension income

yes no

yes no

Do you receive rent or other property income

yes no

yes no

Rental income per annum

Latest tax year Previous tax year Previous tax year

Latest tax year Previous tax year Previous tax year

Year ending

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--	--	--

Annual rental income

£	£	£
---	---	---

£	£	£
---	---	---

Yearly net profit before tax

£	£	£
---	---	---

£	£	£
---	---	---

Do you receive savings / investment income

yes no

yes no

Income per annum

Employed	£
Self employed	£
Pension	£
Investment	£

Employed	£
Self employed	£
Pension	£
Investment	£

DETAILS OF LOAN REQUESTED

Loan amount *

Number of years to repay the loan *

How do you want to pay the product fee? add fee to the loan

pay the fee up front

Product required 2 year fixed

3 year fixed

5 year fixed

Interest rate %

Exit strategy

Do you wish to charge a broker fee? * yes no

If yes, amount

(you are responsible for collecting this fee from the solicitor)

BANK DETAILS

Account name

Sort code

Account number

Branch postcode

Names of signatories

SOLICITORS DETAILS

Do you wish to opt for Dual Representation yes no

Name of firm acting

Solicitor acting

Email address

Telephone no.

First line of address

INTRODUCER DETAILS

Your name

Company name

Telephone no.

Email

FCA Number

ANYTHING ELSE WE NEED TO KNOW?

APPLICATION TERMS & CONDITIONS

By submitting this application, you agree:

The information you have provided to us in relation to your registration is true, correct and complete as at the date of this application. You have your customers' permission to make an enquiry/and or application on their behalf and to pass information to us, that your customer has given their consent prior to you submitting details to us and that we may undertake a credit search on any address your customers have provided

To ensure that data collected in respect of any customer will not be used for any purpose other than that for which it was collected, unless the customer(s) grant permission.

To advise all customers what will happen to their personal data and to provide customers with a copy of information held on them, on request.

That you have and will maintain all necessary permissions, qualifications, licences, consents or authorisations required to introduce customers to us and in particular required by the Financial Services and Markets Act 2000 and associated legislation.

To comply with all laws, regulations, orders, rules of and directions from the Financial Conduct Authority and any other enforcement authority or regulator of activities carried on by you as well as industry codes of practice applicable to the marketing, selling and/or variation of mortgages, insurance and related products in the U.K.

To comply with the latest Money Laundering Regulations and the Joint Money Laundering Steering Group Guidance Notes for the UK Financial Sector (and all Directives, Regulations, Rules and Guidance Notes issued in substitution thereof or in amendment or addition thereto), you will verify and record the identity of all mortgage applicants before passing the applications to us.

To provide us with copies of any identification and verification data and other relevant documents used in the identification of the customer when requested.

To ensure the customer receives all documentation required by laws and regulations applicable to the marketing, selling and/or variation of mortgages and related products in the United Kingdom.

To retain a copy of the customer's file, including Proof of Income, for a minimum of 2 years from the completion date of the mortgage or for the period required by law.

To ensure that all information used within any application process is accurate and a true reflection of the customer's circumstances, and to keep that information up to date.

That should you become aware of the change to any information which may be material to the decision that we may make that you will advise us at once.

You acknowledge that any decision is not binding on either party until completion of the mortgage occurs and funds are released by the lender.

You understand that any information that we hold about you and how you use this site may be used for monitoring and management information purposes.

You understand that any information that we hold about you will be kept after your relationship with us has ended.

You shall not use any of our trademarks or brands without our prior written consent.

You indemnify us and the lender in respect of any liability, losses, damages or costs we may suffer or incur arising from breach of your warranties and/or obligations, imposed by these terms and conditions, or by reason of any misrepresentation or negligent, tortious or fraudulent act or default by you.

The Contracts (Rights of Third Parties) Act 1999 does not apply and you may not assign your rights or subcontract your obligations without our prior written consent.

These terms are governed by the laws of England and Wales and the courts of England will have exclusive jurisdiction to settle any claim or matter arising under or in relation to these terms.

By agreeing to accept these terms and conditions of use you are deemed to have read and accepted the section above

Agreed yes no (WE CANNOT PROCEED UNLESS YOU AGREE TO THE ABOVE)

Please send the client's property portfolio sheet. **Do not** include the following in the portfolio:

- Non-UK properties
- The security property
- The client's residential property

What happens now?

- Email this document to commercial@SpecialistHub.co.uk or fax to 01442 873847
- The case will be input onto the LendInvest portal and a decision will be made
- If accepted, all applicants will receive an Application Form and Direct Debit Mandate for electronic signature
- Once this has been done, the case will be underwritten and the applicants will be contacted for the valuation fee
- The valuation will be instructed and we will contact you if there are any further requirements

ANY QUESTIONS? CALL US FREE

0800 810 1444