

LEA Financial Services

MORTGAGE FACTFIND

Date: / / Source: _____



Please answer each question fully and carefully before checking the form and signing the declaration.

APPLICANT DETAILS																				
	FIRST APPLICANT	SECOND APPLICANT																		
Full Name - SURNAME FORENAME(S)																				
Date of birth	/ / Smoker? Y / N	/ / Smoker? Y / N																		
Relationship to other Applicant																				
Do you have any Dependants? If Yes.....	Yes / No Ages	Yes / No Ages																		
Current address																				
Current residential status	Owner / Tenant / LWP / Other	Owner / Tenant / LWP / Other																		
If renting, how much do you pay?	£ per week/ month	£ per week/ month																		
Are you on the electoral roll there?	Yes / No	Yes / No																		
Length of time at current address	Yrs Mths	Yrs Mths																		
Previous address if less than 3 years <i>(Detail other addresses on separate page if necessary)</i>		Postcode																		
Contact Details	Home Tel: Mobile Tel: Work Tel: Email Add:																		
each applicant is to tick as applicable Category of Applicant:-	First time Buyer Mover Remortgaging Buy to Let Commercial..... Shared Ownership Scheme Right to Buy Self Certification Borrowing an Additional amount	<table border="0"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	1st	2nd	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If you are borrowing an additional amount - how much? What is this for?	£	£																		
Are there any foreseeable changes to your circumstances? If Yes, what are they ?	Yes / No	Yes / No																		
Occupation Employment Status – are you? If 'other' give details	Employed / self-employed / Director / contract worker / permanent / temporary / pensioner / other	Employed / self-employed / Director / contract worker / permanent / temporary / pensioner / other																		
Name and address of employer, including Postcode																				
Contact numbers	T:..... F:.....	T:..... F:.....																		
Time in Current employment	Yrs Mths	Yrs Mths																		
Details of probationary period, if any																				
If employed less than 1 year – detail your previous occupation, employer & dates of employment																				
National Insurance Number																				
Your expected retirement age																				

FINANCIAL DETAILS		
	FIRST APPLICANT	SECOND APPLICANT
If employed:		
Basic salary p.a.	£	£
Guaranteed additional p.a. (overtime, bonus, etc.)	£	£
Regular additional p.a. (overtime, bonus, etc.)	£	£
Other Income (please specify)	£	£
Other income details (e.g. pensions, rental, state benefits, allowances, etc.)		
If self-employed		
Number of years accounts available		
Net profit last year	£ From / to /	£ From / to /
Previous year	£ From / to /	£ From / to /
Year before that	£ From / to /	£ From / to /
Do you have any credit cards?	Yes/ No - If yes, how many?: _____	Yes/ No - If yes, how many?: _____
Total amounts outstanding	£ _____	£ _____
Do you repay the full amount each month?	Yes/ No	Yes/ No
Do you have any hire purchase, loans or rental agreements?	Yes/ No - If yes, how many?: _____	Yes/ No - If yes, how many?: _____
regular repayment amount(s)	£ _____ per month	£ _____ per month
amounts outstanding	£ _____	£ _____
number of months remaining		
Are any of the above amounts outstanding to be added to the mortgage advance?	Yes / No	Yes / No
If Yes", provide details:	£ _____ bal. outstanding £ _____ mthly repayments	£ _____ bal. outstanding £ _____ mthly repayments

FINANCIAL DETAILS			
Monthly Income	FIRST APPLICANT	SECOND APPLICANT	TOTAL
Main wage, take home pay			
Secondary wage, take home pay			
Income Support, Child Benefit, WTC, CTC			
Other income			
Total net Monthly Income	£	£	£
Monthly Expenditure			
Shared Ownership rent (if applicable)			
Any ongoing mortgage(s) – 2 nd home/let property			
Ground Rent/Service Charge (leasehold property)			
Buildings / Contents Insurance			
Council Tax			
Electricity, Gas, Oils, etc.			
Water Board			
Life Assurance/Pension contribution			
Commercial Insurance			
Endowment Policy/ISA			
Telephone bills including mobiles			
TV Licence / Rental			
Healthcare costs			
Housekeeping/Food			
Clothing/Hairdressing			
Maintenance Payments			
Loans/Hire Purchase/Credit Cards/Variable Payments			
Vehicle Repairs/Serviceing/Tax/Insurance			
Holidays/Entertainment, etc.			
School/College Fees			
Children's Clothes/Pocket Money/Meals			
Pets/Vets Bills			
Total Anticipated Monthly Expenditure	£	£	£
Excess/(Deficit) of Income over Expenditure			£

FINANCIAL DETAILS							
		FIRST APPLICANT			SECOND APPLICANT		
Do/Will you have any funds available to reduce the mortgage advance in the future? If "Yes", how much and when? (provide details on the continuation sheet if necessary)		Yes/ No £			Yes/ No £		
Are you making any child maintenance or alimony payments?		Yes / No £ per			Yes / No £ per		
In the event of serious illness: Could you continue paying your financial commitments? Will you still receive any regular income? If Yes - how much will you receive? where from? Do you have any critical illness, life or unemployment insurance?		Yes / No Yes / No £..... Yes / No			Yes / No Yes / No £..... Yes / No		
Do you have an Endowment policy? If "Yes", name of provider Monthly Premium Start & Maturity Dates (month/year)		Yes / No £..... From: / to /			Yes / No £..... From: / to /		
CREDIT HISTORY							
Have you ever had a mortgage or a loan application refused? If so, please give details here:		Yes / No			Yes / No		
Have you ever had a judgement for debt – CCJ (C) or a loan default (D) registered against you? Yes / No. If Yes:							
C or D		Date Registered	Date Satisfied	Amount (£)	1 st	2 nd	Will be cleared?
	1				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	8				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever been declared (B)ankrupt or made an arrangement with your creditors (I)VA? If so, please give details here:		Yes / No			Yes / No		
B or I		Date Registered	Date Satisfied or Discharged	Current?	Years Maintained	1 st	2 nd
	1			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
	2			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
	3			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
	4			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
	5			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
	6			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Have you ever failed to keep up your payments under any previous or current mortgage, rental or loan agreement? If so, please give details here:		Yes / No			Yes / No		
Arrears	Date of Arrears	Nos. missed	Payments in Arrears	Date of clearance	1 st	2 nd	Will be cleared?
1					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Repossession	Date of Repossession	Property address			1 st	2 nd	Still Outstanding?
1					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Committed Outgoings not including mortgage

Type	Original Loan	Start Date	Current Balance	Months Left	Monthly Payment	Repay with Mortgage?	To be repaid?	Purpose	Lender	Account Number
Applicant 1										
1	£		£		£					
2	£		£		£					
3	£		£		£					
4	£		£		£					
5	£		£		£					
6	£		£		£					
7	£		£		£					
8	£		£		£					
9	£		£		£					
10	£		£		£					
11	£		£		£					
12	£		£		£					
Total					£					

Applicant 2

1	£		£		£					
2	£		£		£					
3	£		£		£					
4	£		£		£					
5	£		£		£					
6	£		£		£					
7	£		£		£					
8	£		£		£					
9	£		£		£					
10	£		£		£					
11	£		£		£					
12	£		£		£					
Total					£					

CURRENT MORTGAGE DETAILS		
	FIRST APPLICANT	SECOND APPLICANT
(a) Lender and Account Number		
(b) Amount of Loan Outstanding	£	£
(c) Term Remaining	Years Months	Years Months
(d) Repayment Method	Interest only/C & I repayment/split	Interest only/C & I repayment/split
(e) Current Rate & amount	%; £ per month	%; £ per month
(f) Interest rate type When does the current fixed, capped or discounted rate end?	1. Variable/ 2. Discount / 3. Tracker 4. Capped / 5. Fixed / 6. Stepped	1. Variable/ 2. Discount / 3. Tracker 4. Capped / 5. Fixed / 6. Stepped
(g) If selling, what is the sale price?	£	£
(h) Are there any penalties if you transfer or repay your existing mortgage now? If "Yes", how much are they?	Interest - Yes / No Cash-back - Yes / No £	Interest - Yes / No Cash-back - Yes / No £
(i) How will you pay any penalties if you transfer/repay your current mortgage?		
(j) Are your current mortgage terms portable to a new property?	Yes / No	Yes / No
PROPERTY TO BE MORTGAGED		
Will this be the only property you own or have a mortgage on? If "No", please explain	Yes / No	Yes / No
Address of property to be mortgaged, including postcode:	Price or Value: Loan Requested: Term Required: If BTL, what is monthly rental?	£ £ Years £
Freehold / Leasehold / Feuhold / House / Bungalow / Flat / Maisonette / HMO What year was property built? _____ Ex Local Authority or MOD? Yes/No If Self-Build, is it Architect Supervised? Yes/No If New Build, what guarantees are in place?..... Bedrooms: Kitchens: Living Rooms: Bathrooms: Garages: Outbuildings:	If flat, remaining lease: What floor? How many in block?	Years
Do you have the funds available to complete this transaction? Amount of funds available Source of funds available Is the vendor/builder paying your deposit?	Yes / No £ _____ Yes / No	
If you are purchasing under Right to Buy legislation: a) estimated value b) are you borrowing more than the purchase price? If "Yes", please provide approximate cost and brief details	£ Yes / No £	
If you are buying on a Shared Ownership or Shared Equity scheme: a) percentage of property to be purchased b) Which shared Ownership body are you buying from? c) What will be the monthly rent, if applicable?	% _____ £	
Are any home improvements planned? If "Yes", please provide brief details and approximate costs	Yes / No £	
IDENTIFIED RISKS		
Has the client chosen to self-certify their income? If yes, please explain why.	Yes / No	
Is this an Interest Only mortgage? If yes, how will the mortgage be repaid?	Yes / No	
Does the mortgage term extend beyond the normal retirement age? If yes, how will the client maintain payments?	Yes / No	
Does the client require an Income Stretch? If yes, has affordability been assessed and the budget planner completed on page 2?	Yes / No	
Is the client consolidating unsecured debts into a mortgage? If yes, please explain what options have been considered and why this would be the best solution.	Yes / No	

Key Information about the type of mortgage applicable to you

In order to give you a high standard of service, we need to understand your requirements, attitudes and objectives to help us to provide you with a mortgage fitting your needs and relevant to your circumstances.

Please state a reason where you answer "Yes".

1. Might your income or expenditure change significantly within the foreseeable future? Reason:	Income No/Yes Approximate timescale Years	Expenditure No/Yes Approximate timescale Years
2. Do you have any plans to pay off some or all of the mortgage in the foreseeable future?	No/Yes Approximate Amount £	Approximate timescale Years Reason:
3. Are you likely to move home within the mortgage term (other than this transaction)?	No / Yes Larger / Smaller	Approximate timescale Years Reason:
4. Please indicate the features most important to you.	Reason	
• An upper limit on your mortgage costs for a specific period	No /Yes	_____
• To fix your mortgage costs for a certain period	No /Yes	_____
• Access to an initial cash sum (known as a Cashback)	No /Yes	_____
• A discount on your mortgage repayments in the early years	No /Yes	_____
• No early settlement interest on full or part repayment	No /Yes	_____
• No tie-in after a fixed, discounted or capped interest period	No /Yes	_____
• No high percentage lending fee	No /Yes	_____
• Speed of mortgage completion	No /Yes	_____
• Ability to add fees to the loan	No /Yes	_____
• Ability to vary the repayment amount or take repayment holidays	No /Yes	_____
5. Please indicate whether:-	Reason	
• You are concerned about the possibility of future interest rate movements	No / Yes	_____
• You want the certainty of your mortgage being repaid at the end of the term	No / Yes	_____
• You are comfortable if all or part of your mortgage is repaid from the proceeds of an investment product, i.e. an endowment, ISA or Pension?	No / Yes/ All / Part	_____
6. What is your attitude to the risk of repaying your mortgage?	Cautious / Adventurous	
7. Changes in personal circumstances, such as loss of income, can lead to you being unable to repay all or part of your mortgage commitments.		
Do you require payment protection insurance?	No / Yes	
If "Yes":- How much repayment cover do you require?	Full / Part	
Do you want the benefit payment to be in excess of the mortgage repayment?	No / Yes	
Is the cover to be for joint applicants or a single applicant?	Joint / Single	
8. Do you require a quotation for buildings & contents cover?	No / Yes	
If "Yes", please advise the amount of cover you require for contents and any special needs	£	

DECLARATIONS

DO NOT SIGN THIS DECLARATION UNLESS YOU ARE ENTIRELY SATISFIED. IF YOU HAVE ANY QUESTIONS OR ARE NOT SATISFIED WITH ANY ASPECT, ASK YOUR MORTGAGE ADVISOR FOR ASSISTANCE BEFORE SIGNING THIS OR ANY OTHER MORTGAGE FORMS.

I/We agree that this Factfind is a true record of my/our discussions with the mortgage advisor and that this information is true to the best of my/our knowledge. I/We have not withheld any pertinent information that could affect an application. I/We accept that this Factfind relates only to mortgage advice and is not a Factfind for investment advice. I/We confirm that the personal and confidential information provided by me/us can be disclosed by the mortgage adviser for the purposes of arranging a mortgage and/or an approval in principle on my/our behalf and that I/We have read this completed Factfind before signing below.

_____ Date

First Applicant's signature

_____ Date

Second Applicant's signature

I confirm that the applicant(s) read and agreed the information recorded before signing above and that I have provided them with a true copy of this Factfind. I also confirm that I have provided the applicants with a copy of my firm's Terms of Business and Initial Disclosure Document.

We will treat all your personal information as private and confidential (even when you are no longer a customer)

Adviser's Name

Adviser's signature _____

Date _____

PROVISION OF INFORMATION CHECKLIST

I/We have provided you with information and explanations of the following:

1. The main repayment methods to consider
2. The different types of products and interest rate arrangements to meet your needs
3. For Interest Only Mortgages:
 - The various product types for repaying the mortgage
 - The consequences of failing to make sure you have suitable repayment arrangements in place
 - Your responsibility to ensure that you keep a suitable repayment product in place throughout the life of the mortgage
4. The consequences of early repayment of this or your current mortgage, e.g. redemption penalties, repayment of a Cashback, early surrender of an investment product
5. An illustration of future potential repayments at the end of a discounted, capped or fixed interest period (also insurance premiums after a payment free period)
6. Itemised all costs and fees that you will have to pay
7. The implications of adding fees and costs to the loan and consolidating debts
8. Whether the mortgage terms can be transferred to another property if you move house
9. The importance of Mortgage Payment Protection Insurance
10. Whether any insurances are a condition of the mortgage
11. Your responsibility to ensure that all necessary forms of insurance relating to the property and the mortgage are kept in place
12. Where High Percentage Lending Fees apply - the cost to you, the implications and your personal liabilities
13. When your customer account details may be passed to a credit reference agency
14. LEA Financial Services may receive a fee from the lender for arranging your mortgage

Adviser's signature Client signature(s)

Date Date:

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE