

# Limited Company Buy to Let: Porting Application Form

(only to be used if unable to submit online)

**Decisions in principle are not available. All fully completed application forms to be submitted by post.**  
**Please telephone 0345 605 40 40 if you have any queries or would like to discuss a new application with an underwriter.**  
**Credit scoring techniques may be used in assessing the application**

Purpose of loan Purchase  Remortgage   
 Type of Application Buy to Let  House of Multiple Occupation  Let to Buy   
 Do you have an existing TMW account? No  Yes   
 Account number

**This section to be completed by the Introducer (if applicable)**

First name	<input type="text"/>	Panel number (if known)	<input type="text"/>
Surname	<input type="text"/>	Telephone number	<input type="text"/>
Company name	<input type="text"/>	Email Address	<input type="text"/>
Address	<input type="text"/>	FCA/PRA firm ref. no.	<input type="text"/>
	<input type="text"/>	Appointed representatives	No <input type="checkbox"/> Yes <input type="checkbox"/>
	<input type="text"/>	Name of principal	<input type="text"/>
	Postcode <input type="text"/>	Principal FCA/PRA firm ref. no.	<input type="text"/>
Network/Club if applicable	<input type="text"/>	Address of principal	<input type="text"/>
Packager if applicable	<input type="text"/>		<input type="text"/>
Amount of booking fee being collected? (if applicable)	£ <input type="text"/>		<input type="text"/>
Amount of valuation fee being collected?	£ <input type="text"/>		Postcode <input type="text"/>
When is fee payable? On application <input type="checkbox"/> On completion <input type="checkbox"/>		Email address	<input type="text"/>
Will you be charging the applicant(s) a fee? No <input type="checkbox"/> Yes <input type="checkbox"/>		Telephone number	<input type="text"/>
Amount of fee?	£ <input type="text"/>		
When is fee payable? On application <input type="checkbox"/> On offer <input type="checkbox"/> On completion <input type="checkbox"/>			
Is the fee refundable? No <input type="checkbox"/> Yes <input type="checkbox"/>			
Amount of fee refundable?	£ <input type="text"/>		
Will a third party be charging the applicants a fee for arranging this mortgage? No <input type="checkbox"/> Yes <input type="checkbox"/>			
If yes, please state below the fee charged, name of the organisation, whether the fee is payable on application or completion and under which terms a refund will be made:			
Fee	£ <input type="text"/>	Fee	£ <input type="text"/>
Organisation	<input type="text"/>	Organisation	<input type="text"/>
When repayable	<input type="text"/>	When repayable	<input type="text"/>
Refund terms	<input type="text"/>	Refund terms	<input type="text"/>
Are procuration fees to be shared with any other person or organisation? No <input type="checkbox"/> Yes <input type="checkbox"/>			
If yes please state amount	£ <input type="text"/>	and name/organisation	<input type="text"/>
	£ <input type="text"/>		<input type="text"/>

Have you met the applicant(s)? No  Yes   
 Has mortgage advice been given? No  Yes   
 Who provided the advice?

I have explained to my client(s) that email communication is not 100% secure. However, my client(s) request that you send their mortgage processing documentation to me by email.

I confirm that I have/my company has the necessary permissions from the FCA/PRA to advise (where applicable), complete and submit this application on behalf of my/our clients.

I confirm that all documents provided, whether electronically attached or posted, are genuine copies or photographic images of the original documents that have been seen by me and (where appropriate) my client(s) have authorised me to take and provide you with photographic images of the documents provided.

Any fee received from The Mortgage Works solely relates to the introduction of the mortgage. I can confirm that I have referred to The Mortgage Works Lending Policy, relating to the application, property and applicant(s) and that all eligibility criteria have been met.

Signature of Introducer  Date



## Credit/Debit Card Payment Details

Before you complete this form, please see 'How The Mortgage Works and Nationwide use your information' by visiting [tmwdirect.co.uk/privacy](http://tmwdirect.co.uk/privacy). If you're a broker completing this form on behalf of the applicant, please make sure they have understood how their information will be used.

### Only Valuation and Application Fees can be collected by credit/debit card

Date	<input type="text" value="D"/> <input type="text" value="D"/> <input type="text" value="M"/> <input type="text" value="M"/> <input type="text" value="Y"/> <input type="text" value="Y"/> <input type="text" value="Y"/> <input type="text" value="Y"/>
Applicant's full name	<input type="text"/>
Account number (if known)	<input type="text"/>
Property address including postcode	<input type="text"/> <input type="text" value="Postcode"/>
Reason for payment	Valuation fee <input type="text" value="£"/> Application fee <input type="text" value="£"/>
Total amount	<input type="text" value="£"/>
Customer name (as shown on card)	<input type="text"/>
Card number	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Card type	Switch <input type="checkbox"/> Delta <input type="checkbox"/> Solo <input type="checkbox"/> Maestro <input type="checkbox"/> Visa <input type="checkbox"/> Mastercard <input type="checkbox"/> (we do not accept American Express)
Expiry date	<input type="text" value="M"/> <input type="text" value="M"/> <input type="text" value="Y"/> <input type="text" value="Y"/> Valid from <input type="text" value="M"/> <input type="text" value="M"/> <input type="text" value="Y"/> <input type="text" value="Y"/>
Issue number	<input type="text"/> <input type="text"/> (Switch only)
CVC number (last 3 digits)	<input type="text"/> <input type="text"/> <input type="text"/>
Cardholder's address including postcode (if different from above)	<input type="text"/> <input type="text" value="Postcode"/>
Customer telephone number (including area code)	<input type="text"/>

We'll sometimes use this phone number(s) to get in touch with you about your application, or tell you something important about the account. If you're a broker completing this form on behalf of the applicant, please ensure they're made aware of this.

Completed by (name)	<input type="text"/>
Signature of cardholder	<input type="text"/>
Intermediary company name	<input type="text"/>
Intermediary company telephone number	<input type="text"/>
Intermediary FCA/PRA firm reference number	<input type="text"/>

#### FOR OFFICE USE ONLY

Account number	<input type="text"/>
Card details keyed by	<input type="text"/>
Transaction Code	<input type="text"/>
Batched by	<input type="text"/>

Please note your valuation fee will be debited from your bank account/credit card before the valuer is instructed. If the payment is declined, an alternative payment will be required and we will not instruct the valuer until this has been received and cleared. Payment information will be confidentially destroyed once the payment has been processed.

**Please do not write on this page**

## Application Exclusions

### The following applications are not acceptable to us

- Regulated Buy to let applications (where a property will be occupied by your client or a member of your client's immediate family, now or in the future)
- Let to Buy applications without a simultaneous onward purchase of a new residential property
- Applications where the property vendor is a relative (interfamily sale)
- If it is intended that the vendor will remain as a tenant (sale and rent back) or retain an interest in the property
- Applications where a second charge will be registered against the property upon completion
- Applications with more than 2 clients
- Guarantor applications
- Where the rental income and/or the assets held by the customer for the repayment of the mortgage are denominated in a currency other than pounds sterling (GBP).

Statement of exclusions read and understood

## Security Exclusions

### All applications are subject to surveyors comments, however the following are not acceptable to us

- Properties not in a lettable condition
- Properties adjoining another property owned by your clients (excluding flats)
- Properties valued, or being purchased, at less than £50,000 (£100,000 for HMO properties)
- Leasehold properties with a lease of less than 70 years at application. New build properties with a lease term less than 125 years for flats and 250 years for houses
- Commonhold properties
- Freehold flats/maisonettes
- Properties outside of England, Wales or mainland Scotland
- Current or ex Local Authority/Housing Association flats or maisonettes outside Greater London where there are more than 5 storeys in the block
- Properties subject to an affordable housing scheme e.g. Shared Ownership, Shared Equity, etc
- Properties to be used for non-residential commercial use
- Properties built in the last ten years without an acceptable guarantee scheme
- Self build properties
- Properties consisting of multiple self-contained units under a single property title.
- Properties containing more than four habitable storeys and/or more than one kitchen.
- HMO properties with more than seven lettable rooms

Statement of exclusions read and understood

## Applicant Exclusions

### We are unable to assist if your client(s)

- Are aged under 21 at application
- Will be over the age of 70 at application (unless they are an experienced landlord with an LTV of 65% or below)
- Are a non-UK resident or have less than 3 years UK address history
- Are expatriates
- Are bankrupt or have been declared bankrupt in the last six years
- Have had a property repossessed in the last six years
- Are first time buyers, applying without a first time or experienced landlord
- Are first time landlords seeking a loan over £500,000 (per property)
- Are remortgaging their residential property and are seeking a loan over £500,000 (per property)
- Are seeking a loan over £750,000 (secured against a HMO property)
- Are property developers (a person who owns 25% or more of a business whose principle activity is property development)

Please note, the above list is not exhaustive and should be read in conjunction with our Lending Criteria.

Statement of exclusions read and understood

**IMPORTANT: The Mortgage Works does not lend in these circumstances, If any / part of the exclusion apply to you.**

## Applicant Identity

### Forms of Identification

To comply with Anti Money Laundering regulations we will undertake checks to verify the identity and the current and previous address(es) of all applicants.

These checks will be made electronically. However, where we are unable to satisfy the regulations or the Group policy electronically, physical proof of identity and all necessary addresses will be required.

We will also need to verify the identity of the Limited Company which we will endeavour to carry out electronically, however if we are unable to do this we will need physical proof of documentation from the Limited Company.

### 1. Applicants' Personal Details

**All shareholders are required to be party to this mortgage application. Please photocopy sections 1, 3, 4 and 5 if more than two shareholders. Please note the maximum number of applicants acceptable for Limited Company applications is five.**

	First Applicant	Second Applicant
1. Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Other <input type="checkbox"/> Other (specify) <input type="text"/>	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Other <input type="checkbox"/> Other (specify) <input type="text"/>
2. Forenames	<input type="text"/>	<input type="text"/>
3. Middle name(s)	<input type="text"/>	<input type="text"/>
4. Surname	<input type="text"/>	<input type="text"/>
5. Age and date of birth	Age <input type="text"/> DOB <input type="text"/>	Age <input type="text"/> DOB <input type="text"/>
6. Gender	Male <input type="checkbox"/> Female <input type="checkbox"/>	Male <input type="checkbox"/> Female <input type="checkbox"/>
7. Have you been known by another name in the last three years?	No <input type="checkbox"/> Yes <input type="checkbox"/> If yes, please state below Title Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Other <input type="checkbox"/> Other (specify) <input type="text"/> Forenames <input type="text"/> Surname <input type="text"/> From <input type="text"/> To <input type="text"/>	No <input type="checkbox"/> Yes <input type="checkbox"/> If yes, please state below Title Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Other <input type="checkbox"/> Other (specify) <input type="text"/> Forenames <input type="text"/> Surname <input type="text"/> From <input type="text"/> To <input type="text"/>
8. Nationality	<input type="text"/> Country of residence <input type="text"/>	<input type="text"/> Country of residence <input type="text"/>
9. Do you have dual nationality? Dual nationality country Country of birth	Yes <input type="checkbox"/> No <input type="checkbox"/> <input type="text"/> <input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> <input type="text"/> <input type="text"/>
10. Current address including postcode  Will this be your correspondence address? How long have you lived here?	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Postcode <input type="text"/> No <input type="checkbox"/> Yes <input type="checkbox"/> If no please give details in section 14 <input type="text"/> Years <input type="text"/> Months	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Postcode <input type="text"/> No <input type="checkbox"/> Yes <input type="checkbox"/> If no please give details in section 14 <input type="text"/> Years <input type="text"/> Months
11. Residential status at current address	Joint tenant <input type="checkbox"/> Single tenant <input type="checkbox"/> Owner with mortgage <input type="checkbox"/> Owner without mortgage <input type="checkbox"/> Living with friends <input type="checkbox"/> Living with partner <input type="checkbox"/> Living with relatives <input type="checkbox"/>	Joint tenant <input type="checkbox"/> Single tenant <input type="checkbox"/> Owner with mortgage <input type="checkbox"/> Owner without mortgage <input type="checkbox"/> Living with friends <input type="checkbox"/> Living with partner <input type="checkbox"/> Living with relatives <input type="checkbox"/>
12. Date moved in:	<input type="text"/>	<input type="text"/>
13. If your residential status is owner with or without a mortgage please answer the following questions:	Current value £ <input type="text"/> Type of property: House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat <input type="checkbox"/> Maisonette <input type="checkbox"/> Detached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Mid-terrace <input type="checkbox"/> End terrace <input type="checkbox"/> Purpose built <input type="checkbox"/> Converted <input type="checkbox"/> Studio <input type="checkbox"/> Number of bedrooms <input type="text"/> Outstanding mortgage balance £ <input type="text"/>	Current value £ <input type="text"/> Type of property: House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat <input type="checkbox"/> Maisonette <input type="checkbox"/> Detached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Mid-terrace <input type="checkbox"/> End terrace <input type="checkbox"/> Purpose built <input type="checkbox"/> Converted <input type="checkbox"/> Studio <input type="checkbox"/> Number of bedrooms <input type="text"/> Outstanding mortgage balance £ <input type="text"/>

	First Applicant	Second Applicant
14. Telephone numbers (including area code)	Work <input type="text"/> Home <input type="text"/> Mobile <input type="text"/>	Work <input type="text"/> Home <input type="text"/> Mobile <input type="text"/>
Please state convenient time to contact	am <input type="checkbox"/> pm <input type="checkbox"/> at home <input type="checkbox"/> at work <input type="checkbox"/>	am <input type="checkbox"/> pm <input type="checkbox"/> at home <input type="checkbox"/> at work <input type="checkbox"/>
15. Email address	<input type="text"/>	<input type="text"/>
We'll sometimes use this email address and/or phone number(s) to get in touch with you about your application, or tell you something important about the account. If you're a broker completing this form on behalf of the applicant, please ensure they're made aware of this.		
16. Preferred method of contact	<input type="text"/>	<input type="text"/>
Do the applicant(s) prefer correspondence in a special format?	Audio CD <input type="checkbox"/> Braille <input type="checkbox"/> Large Print <input type="checkbox"/>	Audio CD <input type="checkbox"/> Braille <input type="checkbox"/> Large Print <input type="checkbox"/>
17. Details of your previous address if less than three years at current address	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Postcode <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Postcode <input type="text"/>
18. Date you moved in to your previous address	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Length at previous address	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
If you have had more than one previous address in the last three years, please give full details in section 14		
19. Occupancy type at previous address	Owner with mortgage <input type="checkbox"/> Owner without mortgage <input type="checkbox"/> Tenant <input type="checkbox"/> With relatives <input type="checkbox"/> Other (specify) <input type="text"/>	Owner with mortgage <input type="checkbox"/> Owner without mortgage <input type="checkbox"/> Tenant <input type="checkbox"/> With relatives <input type="checkbox"/> Other (specify) <input type="text"/>
20. What type of buyer are you?	First time landlord <input type="checkbox"/> Experienced landlord <input type="checkbox"/>	First time landlord <input type="checkbox"/> Experienced landlord <input type="checkbox"/>

## 2. Company Details (only for applications in company names – this section must be fully completed)

We only accept applications from UK limited companies where the Directors undertake to restrict the company's activities to the buying, selling and renting of residential investment properties. Layered companies are not eligible. Personal guarantees are required from all beneficial owners in all cases.

21. Name and trading address	<input type="text"/> <input type="text"/> <input type="text"/> Postcode <input type="text"/>	
22. Company registration number	<input type="text"/>	
23. Telephone number (inc. area code)	<input type="text"/>	
24. Registered office (if different from trading address)	<input type="text"/> <input type="text"/> <input type="text"/> Postcode <input type="text"/>	
25. Please confirm why the the registered and trading address are different	<input type="text"/>	
26. Is the company's registered address to be used as the correspondence address? If no, please provide correspondence address	No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="text"/> <input type="text"/> <input type="text"/> Postcode <input type="text"/>	
Please state reason for correspondence address	<input type="text"/>	
27. Nature of business	<input type="text"/>	
28. Is the company a Special Purpose Vehicle (SPV) set up solely for the purpose of buying, letting and selling of residential property? Does the SPV only have one or more of these SIC codes (68100, 68201, 68209, 68320) associated with it? Does the SPV have any commercial property/ assets within it?	No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	
29. Date incorporated	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
30. Please list all directors and their percentage share	1. <input type="text"/> % 2. <input type="text"/> % 3. <input type="text"/> %	4. <input type="text"/> % 5. <input type="text"/> %

### 3. Income details

**It is important to provide accurate information concerning your income to prevent over commitment in respect to mortgage payments. The Mortgage Works may carry out referencing and require independent evidence of income.**

	First Applicant	Second Applicant
31. Gross annual rental income	£ <input type="text"/>	£ <input type="text"/>
For any jointly owned properties, the gross rental income should be split 50/50 across both applicants. Rental income from purchase applications in progress should not be included.		
32. Do you receive an income from any sources other than rental?	No <input type="checkbox"/> Yes <input type="checkbox"/>	No <input type="checkbox"/> Yes <input type="checkbox"/>
Other annual income	£ <input type="text"/>	£ <input type="text"/>
33. Employment Status	1. Employed (go to Section 4) <input type="checkbox"/> 2. Self-employed (go to Section 5) <input type="checkbox"/> 3. Company director (less than 20% share) (go to Section 5) <input type="checkbox"/> 4. Company director (20% or more share) (go to Section 5) <input type="checkbox"/> 5. Retired (go to Section 6) <input type="checkbox"/> 6. House person <input type="checkbox"/> 7. Not Working <input type="checkbox"/>	1. Employed (go to Section 4) <input type="checkbox"/> 2. Self-employed (go to Section 5) <input type="checkbox"/> 3. Company director (less than 20% share) (go to Section 5) <input type="checkbox"/> 4. Company director (20% or more share) (go to Section 5) <input type="checkbox"/> 5. Retired (go to Section 6) <input type="checkbox"/> 6. House person <input type="checkbox"/> 7. Not Working <input type="checkbox"/>

### 4. Employed Applicants

**It is important to provide accurate information concerning your income to prevent over commitment in respect to mortgage payments. The Mortgage Works may carry out referencing and require independent evidence of income.**

	First Applicant	Second Applicant
34. Employer's name	<input type="text"/>	<input type="text"/>
35. Job role	<input type="text"/>	<input type="text"/>
36. Industry	<input type="text"/>	<input type="text"/>
37. Gross annual income from employment	£ <input type="text"/>	£ <input type="text"/>

Eligible income is defined as gross earned income. Including car allowance, London weighting (or equivalent) and maternity pay. Excluding bonus, overtime, commission and Buy to Let rental income.

### 5. Self-Employed / Director Applicants

**It is important to provide accurate information concerning your income to prevent over commitment in respect to mortgage payments. The Mortgage Works may carry out referencing and require independent evidence of income.**

	First Applicant	Second Applicant
38. Name of business	<input type="text"/>	<input type="text"/>
39. Job role	<input type="text"/>	<input type="text"/>
40. Industry	<input type="text"/>	<input type="text"/>
41. Annual income from self employment	£ <input type="text"/>	£ <input type="text"/>

Always use the profit from self-employment figure from your client's latest year tax calculation overview when assessing income for clients who are sole traders. Always use the profit from partnerships figure from your clients latest year tax return when assessing income for clients who are in partnerships. For company directors pay from all employment and dividends from UK companies may be acceptable to take account of any dividends that have been received. This excludes Buy to Let rental income.

### 6. Retired Applicants

**It is important to provide accurate information concerning your income to prevent over commitment in respect to mortgage payments. The Mortgage Works may carry out referencing and require independent evidence of income.**

	First Applicant	Second Applicant
<b>Retired Applicants</b>		
42. Total annual pension income	£ <input type="text"/>	£ <input type="text"/>

### 7. Portfolio Details

Please confirm the number of buy-to-let properties on completion of this mortgage including:

- Those held in a limited company
- Any TMW purchase or let-to-buy applications in progress

Mortgaged

Unencumbered



Held jointly by applicant 1 and applicant 2



Held by applicant 1 solely, or jointly with someone other than applicant 2



Held by applicant 2 solely, or jointly with someone other than applicant 1



Where the total of mortgaged properties is equal to or greater than 4, complete the following:

Total value of existing portfolio: £

Total secured borrowing within the existing portfolio: £

- Include properties held by all applicants
- Include properties held solely, jointly, with a 3rd party or in a limited company
- Do not include purchase or let-to-buy applications in progress

## 8. Loan Requirements

43. Mortgage account number for the product to be ported	<input type="text"/>
44. Loan	<p>Loan amount £ <input type="text"/></p> <p>Loan amount to be ported £ <input type="text"/>      Loan term (years) <input type="text"/></p> <p>Additional borrowing amount £ <input type="text"/>      Loan term (years) <input type="text"/></p> <p>Additional borrowing product code <input type="text"/></p>
45. Full postal address of property to be mortgaged including postcode	<p><input type="text"/></p> <p><input type="text"/></p> <p><input type="text"/></p> <p><input type="text"/></p> <p style="text-align: right;">Postcode <input type="text"/></p>
46. Method of repayment	<p>Interest only      Loan Amount      £ <input type="text"/></p> <p>Repayment (capital and interest)      Loan Amount      £ <input type="text"/></p> <p>IMPORTANT: Where all or part of the loan is arranged on an interest only facility, it is the borrower's responsibility to ensure adequate funds are available to repay the loan at the end of the term.</p>

## 9. House Purchase

47. Purchase price	£ <input type="text"/>
48. Estimated value	£ <input type="text"/>
49. Please state the source(s) of your deposit:	<p>UK savings <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>Equity <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>Inheritance <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>Gift <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>UK stocks/shares <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>Overseas savings/stocks/shares <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>Business/company <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p><b>Please provide details:</b></p> <p>Business/company name <input type="text"/></p> <p>Intercompany loan <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>Name of the Company providing funds <input type="text"/></p> <p>Vendor cashback* <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>Builders cashback* <input type="checkbox"/>      Amount      £ <input type="text"/></p> <p>*Only one may be selected</p>
50. Is full vacant possession being obtained on completion?	No <input type="checkbox"/> Yes <input type="checkbox"/>
51. Is the vendor a limited company?	No <input type="checkbox"/> Yes <input type="checkbox"/>
52. Is the property being sold via an estate agent? If no, what's the relationship to the vendor? Does the vendor intend to reside in the property after completion? Will the property be purchased at full market value? How was the property sourced?"	<p>No <input type="checkbox"/>      Yes <input type="checkbox"/></p> <p><input type="text"/></p> <p>No <input type="checkbox"/>      Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/>      Yes <input type="checkbox"/></p> <p><input type="text"/></p>

## 10. Remortgage – only complete this section if you are the current legal owner of the security property

53. Original purchase price.	£ <input style="width: 100%;" type="text"/>	Date of purchase	<input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/>
54. Was the property purchased from a limited company?	No <input type="checkbox"/> Yes <input type="checkbox"/> If yes, please provide name of limited company <input style="width: 100%;" type="text"/> Are you connected to this limited company? No <input type="checkbox"/> Yes <input type="checkbox"/>		
55. Please confirm the purpose of this remortgage:	To repay existing mortgage <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ Amount of capital raising (if applicable): <input style="width: 100%;" type="text"/> £ Please confirm purpose of capital raising: Debt consolidation <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ Home Improvements (Security Address) <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ Home Improvements (Other Property) <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ If home improvements has been selected as the reason for capital raising, please provide details <input style="width: 100%;" type="text"/> Purchase of property <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ Purchase of land <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ Transfer of equity <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ Purchase of final share (shared ownership) <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ Other <input type="checkbox"/> Amount <input style="width: 100%;" type="text"/> £ If other please provide details: <input style="width: 100%;" type="text"/>		

## 11. Property Description

56. Does the property have a valid Energy Performance Certificate (EPC) that satisfies current regulation for a private rented property?	No <input type="checkbox"/> Yes <input type="checkbox"/> The Mortgage Works requires private rented properties to have a valid Energy Performance Certificate (EPC). Please visit <a href="http://tmwdirect.co.uk">tmwdirect.co.uk</a> for further information.		
57. Type of property:	House - detached <input type="checkbox"/> House - semi-detached <input type="checkbox"/> House - mid terrace <input type="checkbox"/> House - end terrace <input type="checkbox"/> Bungalow - detached <input type="checkbox"/> Bungalow - semi-detached <input type="checkbox"/> Bungalow - mid terrace <input type="checkbox"/> Bungalow - end terrace <input type="checkbox"/> Flat - purpose built <input type="checkbox"/> Flat - converted <input type="checkbox"/> Flat - studio <input type="checkbox"/> Maisonette - purpose built <input type="checkbox"/> Maisonette - converted <input type="checkbox"/> <b>(The Mortgage Works does not currently lend on studio flats with an internal area of less than 30 square metres and studio flats without a separate bathroom)</b>		
58. Is the security an HMO?	No <input type="checkbox"/> Yes <input type="checkbox"/>		
59. Tenure	Freehold <input type="checkbox"/> Leasehold <input type="checkbox"/> Ownership (Scotland) <input type="checkbox"/> Commonhold <input type="checkbox"/>		
60. Leasehold property	If leasehold – unexpired lease term: <input style="width: 100%;" type="text"/> Ground rent (per annum) <input style="width: 100%;" type="text"/> £ Service charge (per annum) <input style="width: 100%;" type="text"/> £		
61. Is the property a new build?	No <input type="checkbox"/> Yes <input type="checkbox"/>		
62. Is the property of standard construction?	No <input type="checkbox"/> Yes <input type="checkbox"/> If no, please provide details: <input style="width: 100%;" type="text"/>		
63. Year built?	<input style="width: 100%;" type="text"/>		
64. Does the property have agricultural ties?	No <input type="checkbox"/> Yes <input type="checkbox"/>		
65. Accommodation (specify number of rooms)	Reception and Communal rooms <input style="width: 100%;" type="text"/> Bedrooms (if number of bedrooms is zero (i.e. studio flat), input 1) <input style="width: 100%;" type="text"/> Kitchen <input style="width: 100%;" type="text"/> Garage 1. No Garage <input type="checkbox"/> 2. Single <input type="checkbox"/> 3. Single integral <input type="checkbox"/> 4. Double <input type="checkbox"/> 5. Double integral <input type="checkbox"/> 6. Other <input type="checkbox"/> Others (please specify) <input style="width: 100%;" type="text"/>		

66. How many floors in the building?	<input type="text"/>
67. Was the property ever owned by a local authority or housing association?	No <input type="checkbox"/> Yes <input type="checkbox"/>
68. How will the property be let?	Short Assured Tenancy <input type="checkbox"/> Assured Shorthold Tenancy <input type="checkbox"/> Occupation Contract <input type="checkbox"/> Non-Standard <input type="checkbox"/> Private Residential Tenancy <input type="checkbox"/>
Duration of the tenancy (years/months)	<input type="text"/> / <input type="text"/>
Is the existing tenant to remain in the property after completion has taken place? (house purchase applications only)	No <input type="checkbox"/> Yes <input type="checkbox"/>
Is this a corporate let?	No <input type="checkbox"/> Yes <input type="checkbox"/>
If yes, please provide the name of the tenant	<input type="text"/>
69. Is any part of the property or land to be used for business purposes?	No <input type="checkbox"/> Yes <input type="checkbox"/> If yes, is the proportion greater than 60% No <input type="checkbox"/> Yes <input type="checkbox"/> Type of business: <input type="text"/>
70. Please state estimated gross monthly rental income (based on unfurnished figure)	£ <input type="text"/> a) If remortgage of existing BTL property please state existing gross monthly rent £ <input type="text"/>
71. Are there any planned major works?	No <input type="checkbox"/> Yes <input type="checkbox"/>

## 12. Valuation/Survey Requirements

72. Access details for the valuer. Please provide name of agency (if applicable), contact name and telephone number (inc. area code)	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
	Secondary contact telephone number <input type="text"/>
	Is this the selling agent? No <input type="checkbox"/> Yes <input type="checkbox"/>
	Is this the managing agent? No <input type="checkbox"/> Yes <input type="checkbox"/>
	If no, please provide the following details for the selling/ managing agent
	Company Name: <input type="text"/>
	Name of contact: <input type="text"/>
	Address: <input type="text"/> <input type="text"/>
	Postcode: <input type="text"/>
	Telephone Number: <input type="text"/>
	<b>NOTE: This information may help us with gaining access to the property to carry out the valuation</b>
73. Type of valuation/survey required:	Valuation for mortgage purposes <input type="checkbox"/> Home Survey Level 2 <input type="checkbox"/> Home Survey Level 3 <input type="checkbox"/> Specialist security valuation <input type="checkbox"/>
74. Amount of valuation fee enclosed (if applicable)	£ <input type="text"/>

## 13. Your Solicitor/Conveyancer's Details

75. Name and Address of solicitors/conveyancer (including area code)	Contact name <input type="text"/> Company name <input type="text"/> Address <input type="text"/> <input type="text"/>
	Tel <input type="text"/>
	Email <input type="text"/>

### Notes on Solicitors/Conveyancers:

We will normally use the same firm that you have nominated. If we are unable to use them we will instruct a separate firm to act on our behalf and deduct their costs from the loan. Licensed conveyancers and solicitors with less than two partners will not be eligible to process applications for The Mortgage Works unless they are on our approved panel. We will require solicitors to act on our behalf in the following circumstances:

1. House purchase or remortgage
2. If there is a second or subsequent charge on the property
3. If there is an amendment to the title or security (i.e. buying additional land to add to the plot or an additional property etc)
4. Transfer of equity
5. If the property is classified as a House in Multiple Occupation (HMO)

**14. Continuation section – (Please cross reference your answers with the relevant question numbers)**

Some of the information you give us may include sensitive information that we refer to as 'special category data', such as health related matters. We'll assume you're happy for us to record this and we'll only use it to help us with your application. If you're a broker completing this form on behalf of the applicant, please make sure they're made aware of this.

Question Number	Detail

Please use the back page and/or a continuation sheet if necessary.

## 15. How We Use Your Information

1. The information you have provided will be held by The Mortgage Works and Nationwide. Further details on how your information will be used is available at [tmwdirect.co.uk/privacy](https://tmwdirect.co.uk/privacy)
2. We collect and use your information so we can offer and manage your accounts, confirm your ID, prevent fraud, provide services to you, collect and recover debt and run our business.
3. We share your information as necessary within The Mortgage Works and Nationwide, with our suppliers and with any third parties you've asked to act on your behalf. Information is shared with our insurance partners when applying for a Nationwide insurance product or it is a benefit of your account (e.g. FlexPlus).
4. If the law requires or allows us to, we'll also share information as necessary with other organisations. This includes credit reference agencies, fraud prevention agencies and other government bodies, regulators and law enforcement agencies.
5. When we share your information with credit reference agencies they'll use this to check your credit rating, along with the other details you've given us. These checks are part of most account application processes – however, they will leave a record on your credit file that other lenders can see. This might affect your ability to get credit elsewhere for a short while.
6. When we share your information with fraud prevention agencies they will use the data to prevent fraud and money laundering and verify your identity. If we believe someone poses a fraud or money laundering risk, we may refuse to provide the product they have asked for and we may also stop providing services they already have. The fraud prevention agencies will keep a record of any fraud or money laundering risk and this could mean that other organisations may refuse to provide services, financing or employment.
7. When we transfer information to third parties and organisations, whether inside or outside the UK, we'll make sure we only give them information that's necessary and that your data will stay secure.
8. We may, if applicable, give the Intermediary who introduces this mortgage application to you, a copy of any offer we make or the reason for declining the application, a copy of any valuation we ask to be carried out, details of any complaints you make before completion and any other information we consider necessary to process your application through to completion.
9. We only use your information if we have a legal basis to do so, for example, if you have given us consent or if we need to use the information to meet our obligations to you in our terms and conditions. We may also use your information if necessary to comply with the law or to carry out our legitimate business interests.
10. You have certain rights when it comes to your personal information including the right to access your data. Further details on these rights and who to contact are available online at [tmwdirect.co.uk/privacy](https://tmwdirect.co.uk/privacy)

By making this application, I'm confirming that the other applicant, where applicable, has agreed to share a financial relationship with me. Also, that they're happy for Nationwide to authorise searches, and for links and / or recordings of their information to be made with credit reference agencies.

## 16. Declaration

I hereby confirm and declare on behalf of the applicant(s) that:

1. I have been instructed by the applicant(s) named in this application (and where there are joint applicants by both applicants expressly) to complete this application for and on behalf of them.
2. I have made the applicant(s) aware that once the application is submitted you may make enquiries or take up references of any person including current and previous lenders, employers, landlords, accountants, bankers, the Land Registry and/or the Inland Revenue as you consider necessary.
3. The information in this application and the answers given is/are those provided by the applicant(s) and to the best of my knowledge are true. I am aware and I have made the applicant(s) aware that it is a criminal offence to knowingly supply false information to obtain a mortgage.
4. I have made the applicant(s) aware that you can decline an application at any stage without providing a reason for your decision.
5. I understand that you will rely on this information when deciding to issue a mortgage offer and I will use my best endeavours to make good any loss that you may suffer as a result of any incorrect or misleading information that I have provided you.
6. I undertake to notify you as soon as I become aware that any information in this application ceases to be true, accurate and complete.
7. I have a) outlined the nature of the mortgage and the product to the applicant(s) b) provided the applicant(s) with an illustration for the product they have instructed me to apply for and I have received confirmation from them that they have read and understood the illustration, and c) explained the nature and amount of the fees payable by the applicant and I have confirmed with the customer which fees are not refundable even if you do not offer them a mortgage or the mortgage does not proceed for any other reason.
8. I have explained to the applicant(s) that the valuation report is obtained by you for your own purposes only and that, whilst they are responsible for the fee, the report will remain your property.
9. I have explained to the applicant that they have no recourse to you in relation to the contents of the valuation report and that, as it is not a Home Survey Level 2 or Level 3 report, that the most prudent course would be for them to commission a Surveyor to carry out a more detailed report.
10. I have advised the applicant that if they do not request or obtain a more detailed report for their use they run the risk that the property may suffer or have suffered from serious defects which are not mentioned in the valuation report obtained by you and that the report may be inadequate for their purposes in deciding whether or not to buy the property. I have recommended that they arrange a more detailed inspection for their own purposes.
11. I confirm that all documents provided, whether sent electronically or posted, are genuine copies or photographic images of the original documents that have been seen by me and that the applicant(s) have authorised me to take and provide you with photographic images of the documents provided. I confirm that I will not record or store photographic images of any documents to be provided to us on a personal device that is not for the exclusive use in our business as mortgage intermediary.
12. I have advised the applicant that you may disclose details about the progress of their application, including whether or not it has been granted, and details of any complaints they make prior to completion, to myself if I request it.
13. I undertake to provide you with all the documentary evidence that you require to support the information contained in this application.
14. I undertake that, if repayment of the mortgage continues after the applicant(s) are retired, I will ensure that a full explanation will be provided in the application as to how the mortgage will be funded in retirement.
15. I undertake that, where the applicant(s) wish to proceed with a mortgage which has an interest only element, I will ensure that the means by which they intend to repay the mortgage will be documented and evidence provided to you.
16. I undertake to fully discuss with the applicant(s) the affordability of the monthly commitment associated with the proposed loan both at present rates and taking into consideration the possibility of a general increase in interest rates in the future.
17. I confirm I have completed a satisfactory affordability check using the calculator on the TMW Website using accurate applicant information.
18. I confirm that where an application constitutes a 'consumer buy to let' loan, I am appropriately registered with the FCA to carry out that service.
19. I have made the applicant(s) aware that they aren't allowed to live in the Buy to Let property at any time and will be in breach of the terms and conditions of the mortgage contract should they choose to do so. Where this becomes the case, I have informed the applicant(s) that it is TMW's policy to give the customer a period of time in which to vacate the property, or instead remortgage to a residential loan. If a customer fails to comply with these terms, I have made them aware that this may lead to legal action being taken against them, which could ultimately result in TMW taking possession of the property.
20. Porting applications are subject to the new mortgage and property meeting our current Lending Criteria and the existing mortgage redeeming and the new mortgage completing simultaneously. Your client can keep the same, reduce or increase their borrowing. If your client reduces their mortgage, they may incur an Early Repayment Charge on the amount you are reducing it by. If your client is wanting to increase their borrowing you can transfer your current balance over to the new property without incurring Early Repayment Charges providing the completion dates for sale and purchase are on the same day."

Signature of Introducer

Date







**Please do not write on the back of the Direct Debit mandate**





## Application Checklist

To prevent any delays with the processing of your application, please ensure that the following information has been completed or included prior to returning your application form.

### Please tick to confirm you have:

- Completed all relevant sections of this application form
- Read and signed the declaration
- Signed the Direct Debit instruction

### Included fee(s) (where applicable) as follows:

- Valuation Fee / Application Fee
- For the above payment please complete the Valuation PDQ payment form found on the TMW internet site
- Checked that your chosen solicitor is on TMW's Panel
- Enclosed copies of ID (where applicable)
- Included current product code

**Please ensure you return your original application form signed as copies are not accepted**

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.

**The Mortgage Works (UK) plc** (Company No. 2222856) is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority (FCA) under registration number 189623. You can confirm our registration on the FCA's website [fca.org.uk](https://www.fca.org.uk)

**The Mortgage Works (UK) plc** also acts as agent and mortgage administrator for Derbyshire Home Loans Ltd (Company No. 2628265, FCA No. 302586) and for E-Mex Home Funding Ltd (Company No. 02124900, FCA No.305370). All three companies are wholly owned subsidiaries of Nationwide Building Society, are registered in England and Wales with their registered office at Nationwide House, Pipers Way, Swindon SN38 1NW and are authorised and regulated by the FCA.

Most buy to let mortgages aren't regulated by the FCA.

The Mortgage Works (UK) plc, Northampton Administration Centre, Kings Park Road, Moulton Park, Northampton, NN3 6NW

Telephone: **0345 606 40 60**