

LIMITED COMPANY DIP/ APPLICATION FORM.

Refurbishment buy to let

How to submit: bridging@precisemortgages.co.uk

PRECISE.

Where there are more than two directors, please fully complete this form and the 'Additional director form'.

INTERMEDIARY DETAILS.

Are you: ☐ Directly Authorised ☐ Appointed Representative ☐ Commercial Broker

Contact name	<input type="text"/>		
Your customer reference	<input type="text"/>		
Company name	<input type="text"/>		
Address Including postcode	<input type="text"/>		
Email address	<input type="text"/>		
Telephone	<input type="text"/>	Fax number	<input type="text"/>
FCA registration number (if applicable)	<input type="text"/>		
Confirm your NACFB membership number (if applicable)	<input type="text"/>		
Confirm your FIBA membership number (if applicable)	<input type="text"/>		

If you're submitting via a club, network or packager, please complete the relevant sections below.

NETWORK/CLUB DETAILS.

(If you're an appointed representative please provide details of your network)

Contact name	<input type="text"/>		
Company name	<input type="text"/>		
Company address Including postcode	<input type="text"/>		
Company telephone	<input type="text"/>		
FCA registration number (if applicable)	<input type="text"/>		

PACKAGER DETAILS.

Contact name	<input type="text"/>		
Company name	<input type="text"/>		
Company address Including postcode	<input type="text"/>		
Email address	<input type="text"/>		
Company telephone	<input type="text"/>		
FCA registration number (if applicable)	<input type="text"/>		

PRECISE.

BRIDGING REFURBISHMENT LOAN FEES.

Please indicate at which application stage a fee will be payable or refundable, the stages are as follows: up front, on application, offer or completion.

Level of advice ☐ Advised ☐ Non-advised

If the application is for a consumer buy to let, you must be registered with the FCA with the following permissions:

- acting as a consumer buy to let arranger (all sales); and
- acting as a consumer buy to let adviser (advised sales only).

This will be checked during underwriting and if you don't have the relevant permissions, we'll be unable to proceed with the application.

Does your customer wish to add any of the following fees to the loan?

☐ Telegraphic transfer fee ☐ Facility fee ☐ Assessment fee

Do you intend to pass any of the **procurement fee** to the applicant(s)? ☐ Yes ☐ No ☐ Part

If yes or part, how much?

£

Are you charging the applicant(s) an **administration fee**? ☐ Yes ☐ No

If yes:

How much?

£

When is this payable?

Is this fee refundable?

☐ Yes ☐ No

How much is refundable?

£

When is this refundable?

Are you adding this fee to the loan?

☐ Yes ☐ No

☐ I confirm the Applicant has been given an explanation that adding a fee to the loan will incur interest from the day the loan completes and therefore increase the total amount repayable. I can confirm that the customer has been made aware that interest will still be charged on the fee(s) even if Precise have not been able to pay the fee(s) because the bank details to complete the payment have not been provided to Precise.

Are you charging the applicant(s) a **broker fee**? ☐ Yes ☐ No

If yes:

How much?

£

When is this payable?

Is this fee refundable?

☐ Yes ☐ No

How much is refundable?

£

When is this refundable?

Are you adding this fee to the loan?

☐ Yes ☐ No

☐ I confirm the Applicant has been given an explanation that adding a fee to the loan will incur interest from the day the loan completes and therefore increase the total amount repayable. I can confirm that the customer has been made aware that interest will still be charged on the fee(s) even if Precise have not been able to pay the fee(s) because the bank details to complete the payment have not been provided to Precise.

PRECISE.

BRIDGING REFURBISHMENT LOAN FEES. (CONT'D)

Are you charging the applicant(s) a **packager fee**? ☐ Yes ☐ No

If yes:

How much?

When is this payable?

Is this fee refundable? ☐ Yes ☐ No

How much is refundable?

When is this refundable?

Are you adding this fee to the loan? ☐ Yes ☐ No

☐ I confirm the Applicant has been given an explanation that adding a fee to the loan will incur interest from the day the loan completes and therefore increase the total amount repayable. I can confirm that the customer has been made aware that interest will still be charged on the fee(s) even if Precise have not been able to pay the fee(s) because the bank details to complete the payment have not been provided to Precise.

BUY TO LET FEES.

Level of advice ☐ Advised ☐ Non-advised

Does your customer wish to add any of the following fees to the loan? ☐ Telegraphic transfer fee ☐ Product fee

Do you intend to pass any of the **procurement fee** to the applicant(s)? ☐ Yes ☐ No ☐ Part

If yes or part, how much?

Are you charging the applicant(s) an **administration fee**? ☐ Yes ☐ No

If yes:

How much?

When is this payable?

Is this fee refundable? ☐ Yes ☐ No

How much is refundable?

When is this refundable?

Are you adding this fee to the loan? ☐ Yes ☐ No

☐ I confirm the Applicant has been given an explanation that adding a fee to the loan will incur interest from the day the loan completes and therefore increase the total amount repayable. I can confirm that the customer has been made aware that interest will still be charged on the fee(s) even if Precise have not been able to pay the fee(s) because the bank details to complete the payment have not been provided to Precise.

Are you charging the applicant(s) a **broker fee**? ☐ Yes ☐ No

If yes:

How much?

When is this payable?

Is this fee refundable? ☐ Yes ☐ No

How much is refundable?

When is this refundable?

Are you adding this fee to the loan? ☐ Yes ☐ No

☐ I confirm the Applicant has been given an explanation that adding a fee to the loan will incur interest from the day the loan completes and therefore increase the total amount repayable. I can confirm that the customer has been made aware that interest will still be charged on the fee(s) even if Precise have not been able to pay the fee(s) because the bank details to complete the payment have not been provided to Precise.

Are you charging the applicant(s) a **packager fee**? ☐ Yes ☐ No

If yes:

How much?

When is this payable?

Is this fee refundable? ☐ Yes ☐ No

How much is refundable?

When is this refundable?

Are you adding this fee to the loan? ☐ Yes ☐ No

☐ I confirm the Applicant has been given an explanation that adding a fee to the loan will incur interest from the day the loan completes and therefore increase the total amount repayable. I can confirm that the customer has been made aware that interest will still be charged on the fee(s) even if Precise have not been able to pay the fee(s) because the bank details to complete the payment have not been provided to Precise.

INTERMEDIARY CONFIRMATION.

The applicants and any guarantors were interviewed face to face ☐ Yes ☐ No

We require the company and all guarantors to provide evidence of identity at the time of application. We will endeavour to carry out these checks electronically, however if we are unable to do this we will need physical proof of identification. If the applicant is a limited company we will also carry out checks to verify the ownership of the limited company. Please refer to our Anti money laundering guidelines which can be viewed at www.precisemortgages.co.uk/documentation for details of documents that we will accept and an explanation of the electronic identification search footprint.

Photocopied documents must be appropriately certified with the words 'True copy of the original' and clearly show the certifying person's company name and full name, together with a signature and date. Documents containing a photograph should also be certified with the words 'True likeness'.

Photocopied documents must be sent with the application to Precise Mortgages, PO Box 6037, Wolverhampton WV1 9QW.

IF FOR ANY REASON WE REQUIRE FURTHER DOCUMENTATION WE WILL LET YOU KNOW.

BROKER DECLARATION.

This declaration is given in respect of the application for both the bridging loan and the long-term buy to let loan.

By submitting this application form to you, I:

- Confirm that I'm acting on behalf of the applicant(s)/guarantor(s) and have their permission to access their information and to supply it to you with this application, and at any time during the life of the mortgage. I confirm that to the best of my knowledge and belief, the information contained in this application is true.
- Note that you may use information that you may already hold about the applicants (including guarantors) in assessing this application including details about other properties which are mortgaged to you where they are the borrower or guarantor. I'm aware, have made the applicants aware and they agree that as part of this application you may provide to me, on their behalf, details of those properties to confirm that the information you hold about those is complete and accurate.
- Confirm that all applicants, the security property and the loan details conform to Precise's lending guidelines.
- Confirm that, if I send this form to you by email or have requested that you provide me with information by email I've made the applicants aware of this, that email is not a secure medium and the content may be intercepted before it reaches the intended recipient.
- Confirm that I have read your 'Anti money laundering guidelines' (available at <http://www.precisemortgages.co.uk/Documentation>) and:
 - Original identification documents have been seen by myself;
 - Any associated photographs bore a good likeness to the individual;
 - Copies of the identification documents have been retained on my file.
- Confirm that I've advised the applicant(s) that you'll require the information set out in your criteria guide(s) in the timescales specified, that they need to provide you with correct and complete information and that you'll not be able to proceed with the mortgage application if they don't and as a result you're unable to assess affordability.
- Agree to your intermediary Website Terms on my and the Firm's behalf. (The terms of business can be accessed from <http://www.precisemortgages.co.uk/TC>).
- Agree to your Short Term Lending Terms of Business (2016 Edition) on my and the firm's behalf.
- Please note, by signing and returning this form you confirm you have read and understood our Mortgage Intermediary STATEMENT OF ROLES AND RESPONSIBILITIES.

PRECISE.

Credit Decisions and Fraud Prevention Agencies

Note that:

- The personal information you collect from me will be shared with fraud prevention agencies who will use it to prevent fraud and money-laundering and to verify the identity of the applicant and any guarantor (Applicants). If fraud is detected, I or the Applicants could be refused certain services, finance or employment. Further details of how my and their information will be used by you and these fraud prevention agencies, and my and their data protection rights, can be found in our privacy notices, links to which are provided below.
- You will also supply Applicant's personal information to credit reference agencies (CRAs) in order to process their application and they will give you information about Applicants, such as about their financial history. You do this to assess creditworthiness and product suitability, check their identity, manage their account, trace and recover debts and prevent criminal activity.
- You will also continue to exchange information about Applicants with CRAs on an ongoing basis, including about their settled accounts and any debts not fully repaid on time. CRAs will share their information with other organisations. Their data will also be linked to the data of their spouse, any joint applicants or other financial associates.
- The identities of the CRAs, and the ways in which they use and share personal information, are explained in more detail at www.equifax.co.uk/crain, www.experian.co.uk/crain or www.callcredit.co.uk/crain.
- The details entered must be accurate and true to the best of my knowledge. If you suspect my or the Applicant's involvement in fraudulent activity you will take appropriate action against me and/or the Applicant.

Privacy Notice - Customer

- Note that how you, credit reference and fraud prevention agencies use customer information, is set out in more detail in your Summary Privacy Notice. You are providing this to me as the applicant(s) representative and in order to allow you to lawfully progress their application, you require confirmation that I, as the applicant(s) representative, have provided a copy of the Summary Privacy Notice to each of the applicants, before you can lawfully proceed with their application.
- Confirm that I have provided each applicant with a copy of the Summary Privacy Notice.

Privacy Notice - Intermediary

Note that:

- More information about how you and fraud prevention agencies use information you hold about mortgage intermediaries is contained in your Intermediary Privacy Notice.
- Please tick one or more of the boxes below if you're happy for us to contact you about our products and services. We'll also contact you about those offered by third parties we think may be of interest.

☐

By telephone

☐

By post

☐

By email

☐

By SMS

Broker/Admin/Packager Fees

As you have confirmed the broker/admin/packager fee will be paid by Precise Mortgages, we will require your bank details to complete payment of your broker fee on completion. Please note if we have not been provided with your bank details prior to the completion date, we will not be able to send funds and the customer will start to incur interest on the fee(s) from the date of completion. Please ensure your up-to-date bank details are notified to us.

Broker signature

Print name

Date

(DD/MM/YYYY)

PRECISE.

LOAN DETAILS.

Will the property be let?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will rental income be paid in pounds sterling?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are the assets from which the mortgage will be paid held in pounds sterling?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the loan wholly or predominantly for the purposes of a business carried on, or intended to be carried on, by all of the applicants?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do any of the guarantors or an immediate family member live in or intend to live in the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have any of the guarantors or an immediate family member ever lived in the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Did any of the guarantors or an immediate family member inherit the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do any of the guarantors currently own buy to lets other than the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes , total number of other buy to let mortgaged properties owned by the applicants or the guarantors (excluding properties on any new Precise Mortgages applications)		<input type="text"/>

If the loan is an unregulated buy to let loan for business purposes, our offer, (which if the application is to proceed the applicant will be required to agree to) will include a declaration by the applicant that:

- This agreement is entered into by you wholly or predominately for the purpose of a business carried on or intended to be carried on by you. If it's not then you must let us know immediately and not proceed with the loan.
- You understand that you'll not have the benefit of the protection and remedies that would be available to you under the Mortgage Credit Directive Order (the Order) if the agreement were a consumer buy to let mortgage contract under the Order.
- You're aware that if you're in any doubt as to the consequences of the agreement not being regulated by the Order, then you should seek independent legal advice.

BRIDGING REFURBISHMENT LOAN DETAILS.

Reason for loan

Repayment type ☐ Serviced interest (monthly payments) ☐ Retained interest (no monthly payments)

Loan type ☐ Purchase ☐ Refinance

If refinance, please provide original purchase date (DD/MM/YYYY)

Total purchase price/estimated value

Total open market value

If purchase price is less than the open market value, please provide further explanation here

Total advance required

(exclusive of fees/retained interest payments)

Term in months

PRECISE.

BRIDGING REFURBISHMENT LOAN DETAILS. (CONT'D)

Summary of proposed improvements. Please provide a detailed description of the planned refurbishment works using our 'Schedule of works' form which can be found at <https://www.precisemortgages.co.uk/documentation> and include with this application.

Product applied for: Fixed rate of % per month

Expected completion date (earliest date) (DD/MM/YYYY)

Is the property being purchased from a business in which the applicant or any director has an element of ownership or interest? ☐ Yes ☐ No

Is this a private sale? ☐ Yes ☐ No

Is the applicant or any director related to the vendor? ☐ Yes ☐ No

Source of deposit

Is there a current mortgage on the property? ☐ Yes ☐ No

If yes:

Lender

Total amount of mortgage being replaced £

If refinance, what is the purpose of loan?

Amount of debt being repaid from this loan
(other than an existing mortgage secured on the property) £

CAPITAL RAISING DETAILS.

Does the applicant require any capital raising over and above the current mortgage balance? ☐ Yes ☐ No

Please provide us with a breakdown of the purpose of the capital raising.

Reason	Amount
<input type="text"/>	£ <input type="text"/>
<input type="text"/>	£ <input type="text"/>
<input type="text"/>	£ <input type="text"/>
<input type="text"/>	£ <input type="text"/>

BUY TO LET LOAN DETAILS.

Post works estimated value

Loan amount Term

Expected monthly rental income

Guarantor 1 percentage share of rental % Guarantor 2 percentage share of rental %

Repayment type ☐ Capital and interest ☐ Interest only

Repayment vehicle ☐ Savings ☐ Sale of property (buy to let only) ☐ Stocks and Shares ISA

☐ Unit trust/OEICs ☐ Endowment ☐ UK stocks and shares

☐ Pension ☐ Premium bond ☐ Sale of second home

If the repayment vehicle is anything other than sale of property, please add details on the additional information page.

Buy to let product code Term ☐ 2 year ☐ 5 year

CAPITAL RAISING DETAILS.

Does the applicant require any capital raising over and above the current mortgage balance? ☐ Yes ☐ No

Please provide us with a breakdown of the purpose of the capital raising.

Reason	Amount
<input type="text"/>	<input type="text" value="£"/>
<input type="text"/>	<input type="text" value="£"/>
<input type="text"/>	<input type="text" value="£"/>
<input type="text"/>	<input type="text" value="£"/>

PROPERTY DETAILS.

Type of loan ☐ Buy to let ☐ HMO ☐ Multi-unit

Property address
Including postcode

Where is the property? ☐ England/Wales ☐ Scotland

Type (e.g. house, terraced house etc)

Number of bedrooms Number of storeys (flats only) Floor number (flats only)

If studio flat, please provide floor area If multi-unit, how many units?

Tenure

Remaining term of lease
(where applicable)

PRECISE.

PROPERTY DETAILS. (CONT'D)Construction type Year built/converted Is the property ex-local authority? ☐ Yes ☐ NoIf **yes**, is the property subject to pre-emption? ☐ Yes ☐ NoIs the property in the course of construction? ☐ Yes ☐ NoIs planning permission required and obtained? ☐ Yes ☐ NoIs the property in a finished condition
(i.e. ready to sell or rent)? ☐ Yes ☐ No

If **no**, please complete a 'Schedule of Works' form which can be found at www.precisemortgages.co.uk/Documentation and include with this application.

PROPERTY VALUATION.**Contact for payment of valuation fee**Contact name Telephone number Mobile number **Contact for access**Contact name Contact type ☐ Applicant ☐ Selling agent ☐ Vendor ☐ Builder ☐ OtherTelephone number Mobile number

LIMITED COMPANY DETAILS.

Registered name

Trading name (if different)

Registered company number

Nature of business

Company type? ☐ Small or medium (turnover up to £25 million) ☐ Large (turnover over £25 million)

Company telephone number

Registered address
Including postode and must be in the UK

Correspondance/
business address
If different and including postcode

Company registration number

Business start date (DD/MM/YYYY)

Number of directors

(Maximum 4 allowable. We require all directors/shareholders over the age of 25 to provide personal application details. Please complete the guarantor section for each director/shareholder. Please be aware that the business must be 100% owned by the directors/shareholders)

Director/shareholder of limited company

Name of director/shareholder	<input type="text"/>	<input type="text"/> %
Name of director/shareholder	<input type="text"/>	<input type="text"/> %
Name of director/shareholder	<input type="text"/>	<input type="text"/> %
Name of director/shareholder	<input type="text"/>	<input type="text"/> %

ACCOUNTANT DETAILS.

Firm name

Firm address
Including postcode

Telephone

☐ I can confirm that the accountant has one of the qualifications detailed in the criteria guide available at <https://www.precisemortgages.co.uk/bridging>

PRECISE.

PERSONAL DETAILS.**Guarantor 1**

Title (Mr/Mrs/Miss/Ms/Dr/Other)

First name

Middle name(s)

Surname

Have you been known by any other name(s) in last 3 years? (maiden/alias)

☐

Yes

☐

No

If yes:

Title (Mr/Mrs/Miss/Ms/Dr/Other)

Previous first name(s)

Previous surname

Date of birth

(DD/MM/YYYY)

Marital status

Expected retirement age

Home telephone

Work telephone

Mobile telephone

Email address

Number of child dependants (under 18)

Number of adult dependants (18 and over)

Does the guarantor currently hold a mortgage or owned a property?

☐

Yes

☐

No

Nationality

Current resident in the UK?

☐

Yes

☐

No

Right to reside in the UK?

☐

Yes

☐

No

Length of residency in the UK

☐

Years

☐

Months

☐

Since birth

National Insurance Number

Guarantor 2

Title (Mr/Mrs/Miss/Ms/Dr/Other)

First name

Middle name(s)

Surname

Have you been known by any other name(s) in last 3 years? (maiden/alias)

☐

Yes

☐

No

If yes:

Title (Mr/Mrs/Miss/Ms/Dr/Other)

Previous first name(s)

Previous surname

Date of birth

(DD/MM/YYYY)

Marital status

Expected retirement age

Home telephone

Work telephone

Mobile telephone

Email address

Number of child dependants (under 18)

Number of adult dependants (18 and over)

Does the guarantor currently hold a mortgage or owned a property?

☐

Yes

☐

No

Nationality

Current resident in the UK?

☐

Yes

☐

No

Right to reside in the UK?

☐

Yes

☐

No

Length of residency in the UK

☐

Years

☐

Months

☐

Since birth

National Insurance Number

PRECISE.

CURRENT ADDRESS.

Please give details of any other previous addresses that you have had in the last 3 years. Continue on the additional sheets provided if necessary.

Guarantor 1		Guarantor 2	
Address Including postcode	<input type="text"/>	Address Including postcode	<input type="text"/>
Residential status	<input type="checkbox"/> Owner with a mortgage <input type="checkbox"/> Owner without a mortgage <input type="checkbox"/> Local authority renting/housing association <input type="checkbox"/> Privately renting <input type="checkbox"/> Living with friends/relatives <input type="checkbox"/> Tied accommodation	Residential status	<input type="checkbox"/> Owner with a mortgage <input type="checkbox"/> Owner without a mortgage <input type="checkbox"/> Local authority renting/housing association <input type="checkbox"/> Privately renting <input type="checkbox"/> Living with friends/relatives <input type="checkbox"/> Tied accommodation
Time at address	<input type="text"/> Years <input type="text"/> Months	Time at address	<input type="text"/> Years <input type="text"/> Months
If the guarantor is a tenant:		If the guarantor is a tenant:	
Landlord's name	<input type="text"/>	Landlord's name	<input type="text"/>
Landlord's address Including postcode	<input type="text"/>	Landlord's address Including postcode	<input type="text"/>

CURRENT RESIDENTIAL MORTGAGE DETAILS.

If the guarantor has had more than one mortgage in the past 12 months please provide details on the additional information page at the end of this form.

Guarantor 1		Guarantor 2	
Has the guarantor ever held a mortgage or owned a property	<input type="checkbox"/> Yes <input type="checkbox"/> No	Has the guarantor ever held a mortgage or owned a property	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, lender name	<input type="text"/>	If yes, lender name	<input type="text"/>

EMPLOYMENT STATUS.

It's important that you complete all relevant sections for each guarantor to provide full details of their income (e.g. where one guarantor is both employed and self-employed, each individual section must be completed).

- If the guarantor is employed with a shareholding of 25% or more, please complete the self-employed section.
- If the guarantor has been in their current employment for less than 12 months, please provide the start and end dates, along with their employment status e.g. permanent, fixed contract, self-employed, for each role on the additional information page at the end of this form.

Guarantor 1

- ☐ Employed
 ☐ Self-employed - sole trader
☐ Retired
 ☐ Self-employed - partnership
☐ Not working
 ☐ Fixed term contract

If guarantor is employed on a fixed term contract, is there more than six months left to run on the current contract?

- ☐ Yes
 ☐ No

Guarantor 2

- ☐ Employed
 ☐ Self-employed - sole trader
☐ Retired
 ☐ Self-employed - partnership
☐ Not working
 ☐ Fixed term contract

If guarantor is employed on a fixed term contract, is there more than six months left to run on the current contract?

- ☐ Yes
 ☐ No

CURRENT EMPLOYMENT.

Guarantor 1

25% or more shareholder? ☐ Yes ☐ No

Occupation

Start date (DD/MM/YYYY)

Basic salary

Overtime

Commission

Bonus

Allowance

Job title

Nature of business

Employee number

Is this position permanent? ☐ Yes ☐ No

Company name

Address
Including postcode

Employer telephone number

Guarantor 2

25% or more shareholder? ☐ Yes ☐ No

Occupation

Start date (DD/MM/YYYY)

Basic salary

Overtime

Commission

Bonus

Allowance

Job title

Nature of business

Employee number

Is this position permanent? ☐ Yes ☐ No

Company name

Address
Including postcode

Employer telephone number

PRECISE.

CURRENT EMPLOYMENT. (CONT'D)**Guarantor 1**

Is the guarantor employed on a zero hours contract? ☐ Yes ☐ No

If yes:

Gross income from the last three months £

Gross income from the last six months £

Calculating zero hours income:

- Add together the gross basic income from the last three and the last six months payslips. These figures should be entered in the relevant fields above.
- If the applicant is paid weekly we will require the total of the last 13 weeks gross basic income and the last 26 weeks to be entered in the fields above.

Guarantor 2

Is the guarantor employed on a zero hours contract? ☐ Yes ☐ No

If yes:

Gross income from the last three months £

Gross income from the last six months £

SELF-EMPLOYED.**Guarantor 1**

Occupation

Date commenced trading (DD/MM/YYYY)

Nature of business

Sole trader ☐ Yes ☐ No

Self-employment type ☐ Partner ☐ Director

Company name

Employed since (DD/MM/YYYY)

Last 2 years' net profit

£ Year

£ Year

Share of business %

Is all net profit declared sourced from property rental? ☐ Yes ☐ No

Business address
Including postcode

Business telephone number

VAT number

Accountant's details

Accountant's qualifications

Accountant's telephone number

How long has the accountant acted for the guarantor?

Guarantor 2

Occupation

Date commenced trading (DD/MM/YYYY)

Nature of business

Sole trader ☐ Yes ☐ No

Self-employment type ☐ Partner ☐ Director

Company name

Employed since (DD/MM/YYYY)

Last 2 years' net profit

£ Year

£ Year

Share of business %

Is all net profit declared sourced from property rental? ☐ Yes ☐ No

Business address
Including postcode

Business telephone number

VAT number

Accountant's details

Accountant's qualifications

Accountant's telephone number

How long has the accountant acted for the guarantor?

PRECISE.

SECONDARY EMPLOYMENT.

Only complete this section if the applicant has a second job.

Guarantor 1		Guarantor 2	
25% or more shareholder?	<input type="checkbox"/> Yes <input type="checkbox"/> No	25% or more shareholder?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Occupation	<input type="text"/>	Occupation	<input type="text"/>
Start date	(DD/MM/YYYY) <input type="text"/>	Start date	(DD/MM/YYYY) <input type="text"/>
Basic salary	£ <input type="text"/>	Basic salary	£ <input type="text"/>
Overtime	£ <input type="text"/>	Overtime	£ <input type="text"/>
Commission	£ <input type="text"/>	Commission	£ <input type="text"/>
Bonus	£ <input type="text"/>	Bonus	£ <input type="text"/>
Allowance	£ <input type="text"/>	Allowance	£ <input type="text"/>
Is the guarantor employed on a zero hours contract?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the guarantor employed on a zero hours contract?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:		If yes:	
Gross income from the last three months	£ <input type="text"/>	Gross income from the last three months	£ <input type="text"/>
Gross income from the last six months	£ <input type="text"/>	Gross income from the last six months	£ <input type="text"/>

Calculating zero hours income:

- Add together the gross basic income from the last three and the last six months payslips. These figures should be entered in the relevant fields above.
- If the applicant is paid weekly we will require the total of the last 13 weeks gross basic income and the last 26 weeks to be entered in the fields above.

SECONDARY SELF-EMPLOYED.

Guarantor 1		Guarantor 2	
Occupation	<input type="text"/>	Occupation	<input type="text"/>
Date commenced trading	(DD/MM/YYYY) <input type="text"/>	Date commenced trading	(DD/MM/YYYY) <input type="text"/>
Nature of business	<input type="text"/>	Nature of business	<input type="text"/>
Self-employment type	<input type="checkbox"/> Sole trader <input type="checkbox"/> Partner <input type="checkbox"/> Director	Self-employment type	<input type="checkbox"/> Sole trader <input type="checkbox"/> Partner <input type="checkbox"/> Director
Company name	<input type="text"/>	Company name	<input type="text"/>
Employed since	<input type="text"/>	Employed since	<input type="text"/>
Last 2 years' net profit		Last 2 years' net profit	
£ <input type="text"/> Year <input type="text"/>		£ <input type="text"/> Year <input type="text"/>	
£ <input type="text"/> Year <input type="text"/>		£ <input type="text"/> Year <input type="text"/>	
Share of business	<input type="text"/> %	Share of business	<input type="text"/> %
Is all net profit declared sourced from property rental?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is all net profit declared sourced from property rental?	<input type="checkbox"/> Yes <input type="checkbox"/> No

PRECISE.

PREVIOUS EMPLOYMENT DETAILS.

Only complete this section if the guarantor has been in their current employment for less than 12 months.

Guarantor 1		Guarantor 2	
25% or more shareholder?	<input type="checkbox"/> Yes <input type="checkbox"/> No	25% or more shareholder?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Occupation	<input type="text"/>	Occupation	<input type="text"/>
Start date	(DD/MM/YYYY) <input type="text"/>	Start date	(DD/MM/YYYY) <input type="text"/>
Basic salary	£ <input type="text"/>	Basic salary	£ <input type="text"/>
Overtime	£ <input type="text"/>	Overtime	£ <input type="text"/>
Commission	£ <input type="text"/>	Commission	£ <input type="text"/>
Bonus	£ <input type="text"/>	Bonus	£ <input type="text"/>
Allowance	£ <input type="text"/>	Allowance	£ <input type="text"/>

PREVIOUS SELF-EMPLOYED.

Only complete this section if the guarantor has been in their current employment for less than 12 months.

Guarantor 1		Guarantor 2	
Occupation	<input type="text"/>	Occupation	<input type="text"/>
Date commenced trading	(DD/MM/YYYY) <input type="text"/>	Date commenced trading	(DD/MM/YYYY) <input type="text"/>
Nature of business	<input type="text"/>	Nature of business	<input type="text"/>
Self-employment type	<input type="checkbox"/> Sole trader <input type="checkbox"/> Partner <input type="checkbox"/> Director	Self-employment type	<input type="checkbox"/> Sole trader <input type="checkbox"/> Partner <input type="checkbox"/> Director
Company name	<input type="text"/>	Company name	<input type="text"/>
Employed since	<input type="text"/>	Employed since	<input type="text"/>
Last 2 years' net profit	£ <input type="text"/> Year <input type="text"/>	Last 2 years' net profit	£ <input type="text"/> Year <input type="text"/>
	£ <input type="text"/> Year <input type="text"/>		£ <input type="text"/> Year <input type="text"/>
Share of business	<input type="text"/> %	Share of business	<input type="text"/> %
Is all net profit declared sourced from property rental?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is all net profit declared sourced from property rental?	<input type="checkbox"/> Yes <input type="checkbox"/> No

PRECISE.

OTHER INCOME.

Only complete this section if the guarantor has income from sources other than their main employment.

Guarantor 1

Does the guarantor have any other sources of income? ☐ Yes ☐ No

If yes, please provide details

Guarantor 2

Does the guarantor have any other sources of income? ☐ Yes ☐ No

If yes, please provide details

Other sources of income

Source	Start date	Gross annual amount
Pension	<input type="text"/>	<input type="text"/> £
Working/ Child Tax Credits	<input type="text"/>	<input type="text"/> £
Dividend	<input type="text"/>	<input type="text"/> £
Maintenance (CSA/court ordered only)	<input type="text"/>	<input type="text"/> £
Rental income net of mortgage payments	<input type="text"/>	<input type="text"/> £
Investment income	<input type="text"/>	<input type="text"/> £
Other (please specify)	<input type="text"/>	<input type="text"/> £

Other sources of income

Source	Start date	Gross annual amount
Pension	<input type="text"/>	<input type="text"/> £
Working/ Child Tax Credits	<input type="text"/>	<input type="text"/> £
Dividend	<input type="text"/>	<input type="text"/> £
Maintenance (CSA/court ordered only)	<input type="text"/>	<input type="text"/> £
Rental income net of mortgage payments	<input type="text"/>	<input type="text"/> £
Investment income	<input type="text"/>	<input type="text"/> £
Other (please specify)	<input type="text"/>	<input type="text"/> £

MISSED PAYMENT.

Where any commitments are held jointly with another guarantor, please enter details for one guarantor only.

Guarantor 1

Have you missed payments on commitments in the last three years? ☐ Yes ☐ No

If yes:

Commitment type	Highest number in last:		
	12 months	24 months	36 months
Mortgage payment	<input type="text"/>	<input type="text"/>	<input type="text"/>
Credit card	<input type="text"/>	<input type="text"/>	<input type="text"/>
Secured loan	<input type="text"/>	<input type="text"/>	<input type="text"/>
Unsecured loan	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hire purchase	<input type="text"/>	<input type="text"/>	<input type="text"/>

Guarantor 2

Have you missed payments on commitments in the last three years? ☐ Yes ☐ No

If yes:

Commitment type	Highest number in last:		
	12 months	24 months	36 months
Mortgage payment	<input type="text"/>	<input type="text"/>	<input type="text"/>
Credit card	<input type="text"/>	<input type="text"/>	<input type="text"/>
Secured loan	<input type="text"/>	<input type="text"/>	<input type="text"/>
Unsecured loan	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hire purchase	<input type="text"/>	<input type="text"/>	<input type="text"/>

If there is more than one amount to enter please provide details on the additional information page at the end of this form.

PRECISE.

ADVERSE CREDIT DETAILS.**Guarantor 1**

Have you had a default registered in the last six years?

☐ Yes ☐ No**If yes:**Date registered (DD/MM/YYYY)Amount £Satisfied? ☐ Yes ☐ NoDate of satisfaction (DD/MM/YYYY)

Have you had a CCJ or decree (if Scotland) in the last six years?

☐ Yes ☐ No**If yes:**Date registered (DD/MM/YYYY)Amount £Satisfied? ☐ Yes ☐ NoDate of satisfaction (DD/MM/YYYY)

Have you ever entered into Debt Management Plan (DMP)?

☐ Yes ☐ No**If yes:**

Has it been active in the last six years?

☐ Yes ☐ No

If it's now satisfied, please confirm the date

 (DD/MM/YYYY)**Please confirm the company you took out the DMP with:**Company name Address
Including postcode **Guarantor 2**

Have you had a default registered in the last six years?

☐ Yes ☐ No**If yes:**Date registered (DD/MM/YYYY)Amount £Satisfied? ☐ Yes ☐ NoDate of satisfaction (DD/MM/YYYY)

Have you had a CCJ or decree (if Scotland) in the last six years?

☐ Yes ☐ No**If yes:**Date registered (DD/MM/YYYY)Amount £Satisfied? ☐ Yes ☐ NoDate of satisfaction (DD/MM/YYYY)

Have you ever entered into Debt Management Plan (DMP)?

☐ Yes ☐ No**If yes:**

Has it been active in the last six years?

☐ Yes ☐ No

If it's now satisfied, please confirm the date

 (DD/MM/YYYY)**Please confirm the company you took out the DMP with:**Company name Address
Including postcode

ADVERSE CREDIT DETAILS. (CONT'D)**Guarantor 1**

Have you ever entered into an individual voluntary arrangement or a protected trust deed?

☐ Yes ☐ No

If yes:

Date registered (DD/MM/YYYY)

Amount £

Satisfied? ☐ Yes ☐ No

Have you ever been made bankrupt or sequestrated (if Scotland)?

☐ Yes ☐ No

If yes:

Date of bankruptcy order (DD/MM/YYYY)

Date of bankruptcy discharge (DD/MM/YYYY)

Have you had a property repossessed in the last six years?

☐ Yes ☐ No

If yes:

Please confirm the date of repossession

(DD/MM/YYYY)

Guarantor 2

Have you ever entered into an individual voluntary arrangement or a protected trust deed?

☐ Yes ☐ No

If yes:

Date registered (DD/MM/YYYY)

Amount £

Satisfied? ☐ Yes ☐ No

Have you ever been made bankrupt or sequestrated (if Scotland)?

☐ Yes ☐ No

If yes:

Date of bankruptcy order (DD/MM/YYYY)

Date of bankruptcy discharge (DD/MM/YYYY)

Have you had a property repossessed in the last six years?

☐ Yes ☐ No

If yes:

Please confirm the date of repossession

(DD/MM/YYYY)

CONVICTIONS.

Guarantor 1

Have you ever been convicted of any offence other than driving related offences, or have any pending court proceedings?

☐ Yes ☐ No

If yes:

Date of conviction (DD/MM/YYYY)

Conviction type ☐ Probationary orders
☐ Fine
☐ Compensation orders
☐ Community service
☐ Prison sentence

If sentenced, how many months? Months

Guarantor 2

Have you ever been convicted of any offence other than driving related offences, or have any pending court proceedings?

☐ Yes ☐ No

If yes:

Date of conviction (DD/MM/YYYY)

Conviction type ☐ Probationary orders
☐ Fine
☐ Compensation orders
☐ Community service
☐ Prison sentence

If sentenced, how many months? Months

COMMITMENTS.

Where any commitments are held jointly with another applicant, please enter details for one applicant only.

Guarantor 1

Monthly residential mortgage repayment/monthly rental payment £

Residential mortgage balance outstanding £

Current interest rate %

Repayment method of residential mortgage

Open market value of residential property £

Remaining term Years Months

Mortgage to be redeemed on completion ☐ Yes ☐ No

Reason for not redeeming on completion

☐ Purchase a buy to let
☐ Convert to a buy to let
☐ Purchasing a holiday home
☐ Other (please specify)

Guarantor 2

Monthly residential mortgage repayment/monthly rental payment £

Residential mortgage balance outstanding £

Current interest rate %

Repayment method of residential mortgage

Open market value of residential property £

Remaining term Years Months

Mortgage to be redeemed on completion ☐ Yes ☐ No

Reason for not redeeming on completion

☐ Purchase a buy to let
☐ Convert to a buy to let
☐ Purchasing a holiday home
☐ Other (please specify)

PRECISE.

MORTGAGES AND SECURED LOANS.

Only provide details of mortgages that are not held on buy to let properties.

Guarantor (1 or 2)	Lender	Outstanding balance	Monthly payment	Remaining term	Current interest rate	Repay on completion
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="text"/> Years <input type="text"/> Months	<input type="text"/> %	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="text"/> Years <input type="text"/> Months	<input type="text"/> %	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="text"/> Years <input type="text"/> Months	<input type="text"/> %	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="text"/> Years <input type="text"/> Months	<input type="text"/> %	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="text"/> Years <input type="text"/> Months	<input type="text"/> %	<input type="checkbox"/> Yes <input type="checkbox"/> No

CREDIT CARDS.

Guarantor (1 or 2)	Issuer	Outstanding balance	To be repaid?
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

LOANS, HIRE PURCHASE AND FORCES HELP TO BUY.

Guarantor (1 or 2)	Lender	Outstanding balance	Monthly payment	To be repaid?
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

PRECISE.

OTHER COMMITMENTS.

Guarantor (1 or 2)	Type of commitment	Outstanding balance	Monthly payment	To be repaid?	
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

INCOME AND EXPENDITURE DECLARATION.

Is the guarantor(s) aware of any changes to their or any guarantor's income or expenditure that would affect their ability to repay the mortgage?

☐ Yes ☐ No

If yes, please give details

BUY TO LET PORTFOLIO.

In the section below, enter the share of the guarantor entire buy to let portfolio which they're responsible for. For example, if they own 50% of their properties, enter the sum of 50% of the estimated value of the properties and 50% of the outstanding mortgage balances. Enter the mortgage payment that they're responsible for paying and the rental income they receive.

If this is an application for a remortgage, please don't include rental income or mortgage details for the subject property.

Guarantor 1		Guarantor 2	
Does the applicant or the guarantor own any investment/buy to let properties?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the applicant or the guarantor own any investment/buy to let properties?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:		If yes:	
Total number of properties	<input type="text"/>	Total number of properties	<input type="text"/>
Estimated value of portfolio	£ <input type="text"/>	Estimated value of portfolio	£ <input type="text"/>
Total outstanding balance of mortgages	£ <input type="text"/>	Total outstanding balance of mortgages	£ <input type="text"/>
Total monthly portfolio mortgage payments	£ <input type="text"/>	Total monthly portfolio mortgage payments	£ <input type="text"/>
Total monthly portfolio rental income	£ <input type="text"/>	Total monthly portfolio rental income	£ <input type="text"/>

Please provide a fully completed Existing Property Portfolio form

PRECISE.

CONVEYANCERS.

Please confirm the jurisdiction for this application below.

☐ England and Wales ☐ Scotland

What option for legal representation has your customer chosen?

Further details of our conveyancing options can be viewed here: www.precisemortgages.co.uk/Bridging/Conveyancer.

The borrower is responsible for paying all the conveyancers' fees, costs and disbursements including the fees of the conveyancer acting for us in connection with both the bridging finance and the long-term, buy to let loan.

The conveyancing fees quoted in any illustration are estimates only for the conveyancing work (excluding disbursements). The total cost of the conveyancing work may be higher and you should obtain a detailed quotation from both the conveyancer acting for you, and any conveyancer acting for us if we instruct a different firm to act for us. By ticking the relevant boxes below you confirm you have advised your client of this.

Type of conveyancing:

- ☐ **1. Joint Representation – Preferred Panel:** Where our conveyancer acts for both
(Please go to question A)
- ☐ **2. Separate Representation** - Where our conveyancer acts for us and only us and you have your own conveyancer
(Please go to question B)

A. If your customer has chosen Joint Representation with a member of our Preferred Bridging Finance Conveyancer Panel, please indicate which firm they have chosen by ticking the relevant box below.

England and Wales			
<input type="checkbox"/>	Blacks Solicitors LLP	01132 070000	www.lawblacks.com City Point, 29 King Street, Leeds, LS1 2HL
<input type="checkbox"/>	BTMK Solicitors Ltd	01702 346677	www.btmk.co.uk 100 Alexandra Road, Southend on Sea, Essex, SS1 1HQ
<input type="checkbox"/>	Gordons Property Lawyers	01628 308380	www.gplawyers.co.uk SC House, Vanwall Road, Maidenhead, Berkshire, SL6 4UB
<input type="checkbox"/>	JMW	03458 726666	www.jmw.co.uk 1 Byrom Place, Manchester, M3 3HG
<input type="checkbox"/>	Lightfoots	01844 212305	www.lightfoots.co.uk 1-3 High Street, Thame, OX9 2BX
Scotland			
<input type="checkbox"/>	Aberdein Considine	0333 0066113	www.acandco.com 7 - 9 Bon Accord Crescent, Aberdeen, AB11 6DN

B. If your customer has chosen Separate Representation please complete the information below.

Please confirm the details of the conveyancer that your customer has chosen to represent them.

Name of firm	
Name of acting conveyancer	
Address Including postcode	

Please confirm the member of our Preferred Bridging Finance Conveyancer Panel that your customer has chosen to represent Precise Mortgages by ticking the relevant box below.

England and Wales				
<input type="checkbox"/>	Blacks Solicitors LLP	01132 070000	www.lawblacks.com	City Point, 29 King Street, Leeds, LS1 2HL
<input type="checkbox"/>	BTMK Solicitors Ltd	01702 346677	www.btmk.co.uk	100 Alexandra Road, Southend on Sea, Essex, SS1 1HQ
<input type="checkbox"/>	Gordons Property Lawyers	01628 308380	www.gplawyers.co.uk	SC House, Vanwall Road, Maidenhead, Berkshire, SL6 4UB
<input type="checkbox"/>	JMW	03458 726666	www.jmw.co.uk	1 Byrom Place, Manchester, M3 3HG
<input type="checkbox"/>	Lightfoots	01844 212305	www.lightfoots.co.uk	1-3 High Street, Thame, OX9 2BX
Scotland				
<input type="checkbox"/>	Aberdein Considine	0333 0066113	www.acandco.com	7 - 9 Bon Accord Crescent, Aberdeen, AB11 6DN

ADDITIONAL INFORMATION.

Broker name

Applicant(s) name

Please specify which section these details refer to.

We can provide literature in large print, Braille and audio. Please let us know if you require an alternative format or any additional support with managing your account. You can contact us either by phone, in writing or visiting precisemortgages-customers.co.uk/existingcustomers/additional_support for more information.

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PRECISE.

Intermediaries only.