

Buy to Let, HMO & LTB Application Form: Purchase, Remortgage and Porting

(only to be used if unable to submit online)

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 numbers

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"/>	Fax number	<input type="text"/>
Address	<input type="text"/>	Email Address	<input type="text"/>
	<input type="text"/>	FCA/PRA firm ref. no.	<input type="text"/>
	<input type="text"/>	Appointed representatives	Yes <input type="checkbox"/> No <input type="checkbox"/>
	<input type="text"/>	Name of principal	<input type="text"/>
	Postcode	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"/>		<input type="text"/>
When is fee payable? On application <input type="checkbox"/> On completion <input type="checkbox"/>			Postcode
Will you be charging the applicant(s) a fee? Yes <input type="checkbox"/> No <input type="checkbox"/>		Email address	<input type="text"/>
Amount of fee? £ <input type="text"/>		Telephone number	<input type="text"/>
When is the fee payable? On application <input type="checkbox"/> On offer <input type="checkbox"/> On completion <input type="checkbox"/>		Fax number	<input type="text"/>
Amount of fee refundable? £ <input type="text"/>			
Is the fee refundable? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Will a third party be charging the applicants a fee for arranging this mortgage? Yes <input type="checkbox"/> No <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? Yes <input type="checkbox"/> No <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)? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Has mortgage advice been given? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Who provided the advice?	<input type="text"/>		

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. As 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. Your payment information will be confidentially destroyed once payment has been processed.

Please do not write on this page

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

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.

1. Applicants' Personal Details

	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"/> <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"/>	Age <input type="text"/> DOB <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"/>
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?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please state below 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"/> <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"/> To <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"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please state below 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"/> <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"/> To <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"/>
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	<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"/>
Will this be your correspondence address? How long have you lived here?	Yes <input type="checkbox"/> No <input type="checkbox"/> If no please give details in section 15 <input type="text"/> Years <input type="text"/> Months	Yes <input type="checkbox"/> No <input type="checkbox"/> If no please give details in section 15 <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"/> <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"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

	First Applicant	Second Applicant
13. If you are a property owner with or without a mortgage please answer the questions below:		
Residential property value	£ <input type="text"/>	£ <input type="text"/>
Current value	£ <input type="text"/>	£ <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"/>	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"/>	<input type="text"/>
Outstanding mortgage balance	£ <input type="text"/>	£ <input type="text"/>
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"/>
16. Preferred method of contact		
	<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 your account. If you're a broker completing this form on behalf of the applicant, please ensure they're made aware of this.		
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		
Length at previous address	<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 15		
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"/>
21. Is the property inherited?		
	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
22. Have you or a related person ever lived in the property?		
	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

2. 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
23. 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.		
24. Do you receive an income from any sources other than rental?		
	Yes <input type="checkbox"/> No <input type="checkbox"/> Other annual income £ <input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Other annual income £ <input type="text"/>
25. Employment status		
	1. Employed (go to Section 3) <input type="checkbox"/> 2. Self-employed (go to Section 4) <input type="checkbox"/> 3. Company director (less than 20% share) (go to Section 4) <input type="checkbox"/> 4. Company director (20% or more share) (go to Section 4) <input type="checkbox"/> 5. Retired (go to Section 5) <input type="checkbox"/> 6. House person <input type="checkbox"/> 7. Not Working <input type="checkbox"/>	1. Employed (go to Section 3) <input type="checkbox"/> 2. Self-employed (go to Section 4) <input type="checkbox"/> 3. Company director (less than 20% share) (go to Section 4) <input type="checkbox"/> 4. Company director (20% or more share) (go to Section 4) <input type="checkbox"/> 5. Retired (go to Section 5) <input type="checkbox"/> 6. House person <input type="checkbox"/> 7. Not Working <input type="checkbox"/>

3. 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
26. Employer's name	<input type="text"/>	<input type="text"/>
27. Job role	<input type="text"/>	<input type="text"/>
28. Industry	<input type="text"/>	<input type="text"/>
29. 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.

4. 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
30. Name of business	<input type="text"/>	<input type="text"/>
31. Job role	<input type="text"/>	<input type="text"/>
32. Industry	<input type="text"/>	<input type="text"/>
33. 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 client's latest year tax return when assessing income for clients who are in partnerships. For company directors pay from all employments 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.

5. 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
Retired Applicants		
34. Annual pension income	£ <input type="text"/>	£ <input type="text"/>

6. Portfolio Details

35. Please confirm the number of Buy to Let properties in your client's portfolio 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

36. Total estimated value of portfolio

Please provide details of the applicants Buy to Let portfolio. For any properties jointly owned by both applicants, the value should be entered under the first applicant. Please also include:

- Any properties held in the applicants' sole name or jointly owned with another party not associated with this application
- Any property owned in a limited company name where an applicant is a shareholder

37. Total borrowing secured against portfolio

Please provide details of the applicants Buy to Let portfolio. For any properties jointly owned by both applicants, the value should be entered under the first applicant. Please also include:

- Any properties held in the applicants' sole name or jointly owned with another party not associated with this application
- Any property owned in a limited company name where an applicant is a shareholder

7. Loan Requirements

38. Full postal address of property to be mortgaged including postcode	<input type="text"/> <input type="text"/> <input type="text"/> Postcode <input type="text"/>													
39. Loan purpose	Purchase <input type="checkbox"/> Remortgage <input type="checkbox"/> Remortgage with capital raising <input type="checkbox"/>													
40. Loan	Loan amount £ <input type="text"/> Purchase Price (For purchase applications only) £ <input type="text"/> Estimated value (For remortgage/ remortgage with capital raising applications only) £ <input type="text"/>													
41. Product	Product code <input type="text"/>	Interest rate <input type="text"/> %												
42. How do you want to pay the product fee (if applicable)?	Add to loan <input type="checkbox"/> Deduct from advance <input type="checkbox"/>													
43. Loan Term	Loan Term (years) <input type="text"/>													
44. a) Method of repayment:	<table border="0"> <tr> <td>Interest only</td> <td>Loan Amount</td> <td>£ <input type="text"/></td> </tr> <tr> <td>Repayment (capital and interest)</td> <td>Loan Amount</td> <td>£ <input type="text"/></td> </tr> <tr> <td rowspan="2">Part and Part</td> <td>Interest only amount</td> <td>£ <input type="text"/></td> </tr> <tr> <td>Repayment amount</td> <td>£ <input type="text"/></td> </tr> </table> <p>IMPORTANT: Where all or part of the loan is arranged on an interest only facility, it is the borrowers responsibility to ensure adequate funds are available to repay the loan at the end of the term.</p>			Interest only	Loan Amount	£ <input type="text"/>	Repayment (capital and interest)	Loan Amount	£ <input type="text"/>	Part and Part	Interest only amount	£ <input type="text"/>	Repayment amount	£ <input type="text"/>
Interest only	Loan Amount	£ <input type="text"/>												
Repayment (capital and interest)	Loan Amount	£ <input type="text"/>												
Part and Part	Interest only amount	£ <input type="text"/>												
	Repayment amount	£ <input type="text"/>												

8. House Purchase – Only complete this section if you are purchasing the security property

45. Please state the source(s) of deposit:	UK Savings <input type="checkbox"/>	Amount	£ <input type="text"/>
	Equity/sales proceeds <input type="checkbox"/>	Address of property	<input type="text"/>
		Amount	£ <input type="text"/>
	Inheritance <input type="checkbox"/>	Amount	£ <input type="text"/>
	Non repayable gift <input type="checkbox"/>	from	<input type="text"/>
		Amount	£ <input type="text"/>
	UK stocks/shares <input type="checkbox"/>	Amount	£ <input type="text"/>
	Overseas savings/stocks/shares <input type="checkbox"/>	Amount	£ <input type="text"/>
	Business/company <input type="checkbox"/>	Amount	£ <input type="text"/>
	<p>Please provide details: Business / Company name <input type="text"/></p>		
	Vendor cashback* <input type="checkbox"/>	Amount	£ <input type="text"/>
	Builders cashback* <input type="checkbox"/>	Amount	£ <input type="text"/>
*Only one may be selected			
46. Is full vacant possession being obtained on completion?	Yes <input type="checkbox"/> No <input type="checkbox"/> If no, TMW is unable to offer a mortgage		
47. Is the vendor a limited company?	Yes <input type="checkbox"/> No <input type="checkbox"/>		
	Are you connected to this limited company? Yes <input type="checkbox"/> No <input type="checkbox"/>		
48. Is the property being sold via an estate agent?	No <input type="checkbox"/> Yes <input type="checkbox"/>		
If no, what's the relationship to the vendor	<input type="text"/>		
Does the vendor intend to reside in the property after completion?	No <input type="checkbox"/> Yes <input type="checkbox"/>		
Will the property be purchased at full market value?	No <input type="checkbox"/> Yes <input type="checkbox"/>		
How was the property sourced	<input type="text"/>		

9. Remortgage – Only complete this section if you are the current legal owner of the security property

49. Date of purchase	<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"/>	
50. Total value of existing mortgage to be repaid (please include all lending secured against the property)	<input type="text"/> £	
51. Please confirm the purpose of this remortgage:	To repay existing mortgage <input type="checkbox"/>	Amount <input type="text"/> £
		Amount of capital raising <input type="text"/> £
	Please confirm purpose of capital raising:	
	Debt consolidation <input type="checkbox"/>	Amount <input type="text"/> £
	Home Improvements (Security Address) <input type="checkbox"/>	Amount <input type="text"/> £
	Home Improvements (Other Property) <input type="checkbox"/>	Amount <input type="text"/> £
	If home improvements has been selected as the reason for capital raising, please provide details	
	<input type="text"/>	
	Purchase of property <input type="checkbox"/>	Amount <input type="text"/> £
	Purchase of land <input type="checkbox"/>	Amount <input type="text"/> £
Transfer of equity <input type="checkbox"/>	Amount <input type="text"/> £	
Purchase of final share (shared ownership)	Amount <input type="text"/> £	
Other <input type="checkbox"/>	Amount <input type="text"/> £	
If other please provide details: <input type="text"/>		
52. Are there any planned major works ? Y/N If yes, please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="text"/>
53. Is this a let to buy application? If yes, please confirm the following: Is the onward residential purchase being fully or partially funded by a mortgage? Let to buy onward residential address Please confirm the purchase price of the onward residential purchase? Selling agents name	Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="text"/>
	Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="text"/>
	<input type="text"/>	
	<input type="text"/> £	
	<input type="text"/>	

10. Porting – Only complete this section if you are porting

54. Mortgage account number for the product to be ported	<input type="text"/>	
55. Loan	Loan amount	<input type="text"/> £
	Loan amount to be ported	<input type="text"/> £
	Loan term (years)	<input type="text"/>
	Additional borrowing amount	<input type="text"/> £
	Loan term (years)	<input type="text"/>
	Additional borrowing product code	<input 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?	Yes <input type="checkbox"/> No <input type="checkbox"/> The Mortgage Works requires private rented properties to have a valid Energy Performance Certificate (EPC). Please visit the website tmwdirect.co.uk 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"/> (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)
58. Leasehold property	If leasehold – unexpired lease term: <input type="text"/> Ground rent (per annum) <input type="text"/> Service charge (per annum) <input type="text"/>
59. Is the property a new build?	Yes <input type="checkbox"/> No <input type="checkbox"/> Year built <input type="text"/>
60. Is the property of standard construction?	Yes <input type="checkbox"/> No <input type="checkbox"/> If no, please provide details: <input type="text"/>
61. Accommodation (specify number of rooms)	Reception and communal rooms <input type="text"/> Bedrooms <input type="text"/> Kitchen <input 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 type="text"/>
62. How many floors in the building?	<input type="text"/>
63. Was the property ever owned by a local authority or housing association?	Yes <input type="checkbox"/> No <input type="checkbox"/>
64. How will the property be let? Duration of the tenancy (years/months) Is this a corporate let? (refer to the Lending Criteria for type of tenancy required) If this is a corporate let, please provide the name of the tenant	Short Assured Tenancy <input type="checkbox"/> Assured Shorthold Tenancy <input type="checkbox"/> Non-Standard <input type="checkbox"/> Private Residential Tenancy <input type="checkbox"/> <input type="text"/> / <input type="text"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <input type="text"/>
65. Is any part of the property or land to be used for business purposes?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, is the proportion greater than 60% Yes <input type="checkbox"/> No <input type="checkbox"/> Type of business: <input type="text"/>

66. For purchase applications, what is the anticipated monthly rent for the security?	<input type="text" value="£"/> a) For remortgage/remortgage capital raising & further advance applications, what is the actual monthly rent for the security? <input type="text" value="£"/>
67. Does the property have an agricultural occupation restriction?	Yes <input type="checkbox"/> No <input type="checkbox"/>

12. Valuation / Survey Requirements

68. 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? Yes <input type="checkbox"/> No <input type="checkbox"/> Is this the managing agent? Yes <input type="checkbox"/> No <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"/> NOTE: This information may help us with gaining access to the property to carry out the valuation
69. Type of valuation/survey required:	Valuation for mortgage purposes <input type="checkbox"/> Home Survey Level 2 and Valuation <input type="checkbox"/> Home Survey Level 3 <input type="checkbox"/> Specialist security valuation <input type="checkbox"/>
70. Amount of valuation fee enclosed (if applicable)	

13. Your Solicitor / Conveyancer's Details

71. 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"/> <input type="text"/>
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14. 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).

15. 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 information 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

Question Number	Detail

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

16. Declaration

I hereby confirm and declare 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 electronically attached or posted, are genuine copies of the original documents that have been seen by me.
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

17. Borrower's Declaration statement

The Borrower's Declaration statement below must be accepted where an application is a non-Consumer Buy to Let.

Definition of a Consumer: A borrower with no other let properties wishing to obtain a mortgage (or remortgage) on a property that has either been inherited or has previously been occupied by the borrower or related person at any time.

I hereby confirm and declare that:

1. The applicant(s) is wholly or predominantly taking out the Mortgage on a dwelling that will be occupied on the basis of a rental agreement.
2. The borrower(s) understand that the benefit of protection and remedies that would be available to the borrower under the Mortgage Credit Directive Order(2015) assuming the Mortgage contract were a Consumer BTL, will not be available.
3. The borrower(s) is aware that if in any doubt as to the consequences of the agreement not being regulated by the Mortgage Credit Directive Order(2015), the borrower should seek independent legal advice.

Please sign below if the application is a non-Consumer BTL.

Signature of
Introducer

Date

D	D	M	M	Y	Y	Y	Y
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Please fill in the whole form using a ball point pen and send it to:

The Mortgage Works
 Portman House
 Richmond Hill
 Bournemouth
 BH2 6EP

Name(s) of account holder(s)

Bank/Building Society account number

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Branch sort code

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Name and full postal address of your Bank or Building Society

To the Manager	
	Bank/Building Society
Address	
	Postcode

Reference

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Instruction to your Bank or Building Society to pay by Direct Debit

Service User Number

4	2	3	7	2	0
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Mortgage Account (Reference) Number																				
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Instruction to your Bank or Building Society

Please pay The Mortgage Works (UK) plc Direct Debits from the account detailed in this instruction subject to the safeguards assured by the Direct Debit Guarantee. I understand that this instruction may remain with The Mortgage Works (UK) plc and, if so, details will be passed electronically to my Bank/Building Society.

Signature(s)
Date

Banks and Building Societies may not accept Direct Debit Instructions for some types of account.



This guarantee should be detached and retained by the Payer

- This Guarantee is offered by all banks and building societies that accept instructions to pay Direct Debits
- If there are any changes to the amount, date or frequency of your Direct Debit The Mortgage Works (UK) plc will notify you five working days in advance of your account being debited or as otherwise agreed. If you request The Mortgage Works (UK) plc to collect a payment, confirmation of the amount and date will be given to you at the time of the request.
- If an error is made in the payment of your Direct Debit, by The Mortgage Works (UK) plc or your bank or building society, you are entitled to a full and immediate refund of the amount paid from your bank or building society
 - If you receive a refund you are not entitled to, you must pay it back when The Mortgage Works (UK) plc asks you to
- You can cancel a Direct Debit at any time by simply contacting your bank or building society. Written confirmation may be required. Please also notify us.

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

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, Portman House
Richmond Hill, Bournemouth BH2 6EP.

Telephone: **0345 606 40 60**