

Transfer of Equity: Adding or Removing an Applicant

(Only to be used for Buy to Let mortgages)

Before you complete this form, please see 'How The Mortgage Works and Nationwide use your information' by visiting themortgageworks.co.uk/cookies-privacy

1. 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.

2. Fees

There is a £150 fee payable on approval of your Transfer of equity request, how would you like to pay this?

Add to loan ☐ Pay upfront ☐

3. Adding or Removing an Applicant

Applicant being added
(Enter details under Second Applicant)

Yes ☐ No ☐

Name

Applicant being removed

Yes ☐ No ☐

Name

Is any money changing hands as part of this transfer of equity

Yes ☐ No ☐

If yes, please confirm the amount to be paid

If no, please explain why

4. Your Account Details

Account number(s) for the transfer of equity
Please give detail of any additional account numbers and rentals in section 8

Account number(s)

Current monthly rental

£
£
£
£
£

5. Your Personal Details (if more than 2 applicants, complete a further application form)

Please complete this section with details of those who are to remain on the mortgage.

1. Is at least one of the borrowers normally resident in the UK or EEA?

No ☐ Yes ☐

If no, please contact us before proceeding

2. Will the property be occupied by an existing/prospective borrower or a member of their immediate family, either now or at any point in the future?

No ☐ Yes ☐

If yes, please provide full details

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.

6. 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
17. Employer's name		
18. Industry		
19. Gross annual income from employment	£	£
20. Job Role		

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.

7. 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
21. Name of business		
22. Industry		
23. Annual income from self employment	£	£
24. Job Role		

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.

8. Your Conveyancer's Details

25. Name of contact	
26. Conveyancer firm	
27. Conveyancer's panel number (if known)	
Please note, the conveyancer must be on our panel.	
28. Address	
	Postcode
29. Telephone number	
30. Email address	

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

Some of the information you give us may include sensitive information that we refer to as ‘special category data’, such as health related matters. We’ll assume you’re happy for us to record this and we’ll only use it to help us with your application.

Question Number	Detail

10. How We Use Your Information

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

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

11. Declaration

You (each of you if more than one is applying) agree and declare as follows:

1. You are aged 21 or over and the information given by you is true and complete and shall form the basis of the loan agreement between The Mortgage Works and you.
2. We will rely on the information you have given us on this form, which you confirm is complete and true. If you fail to disclose, or give false material information, this may result in any offer being withdrawn. You understand it is a criminal offence to knowingly supply false information to obtain a loan. If any information you have provided changes before completion of the advance you will tell us without delay.
3. We can decline an application at any stage without providing a reason for our decision.
4. You must have adequate buildings insurance in place which covers the cost of rebuilding the property.
5. We may disclose details about the progress of your application, including whether or not it has been granted, and details of any complaints you make prior to completion to your broker, Independent Financial Adviser, professional adviser or other intermediary, if the request came from them.
6. You are not bankrupt or insolvent.
7. If, for the purposes of this mortgage application, you have provided benefit details, The Mortgage Works may confirm these, and only these, details with the Benefits Agency.
8. For interest only mortgages, you have an adequate repayment plan in place to repay the mortgage at the end of the term.
9. You are responsible for any legal costs (where applicable), fees and expenses arising out of this application whether or not an offer of advance is made and/or it proceeds to completion.
10. We may add to your loan amount all fees, costs and other sums associated with your loan application unless you pay them to us direct and interest will be charged on all sums added to your loan.
11. Fixed and tracker rates are limited offers and may be withdrawn at any time.
12. Your solicitor/licensed conveyancer can disclose to us information relevant to our decision to lend and you waive any right to claim solicitor/client confidentiality or legal professional privilege in respect of such information.
13. You have received The Mortgage Works Guide to Mortgages, the Tariff Guide, the Interest Rate Sheet, an Initial Disclosure Document or the 'Important information about our mortgage services' document and the illustration for the mortgage applied for.
14. By signing this application, I agree to the declaration.

Mortgages are secured on your property.

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

If there are more than two applicants an additional application form must be completed to capture the details of any further applicants. Each form must be signed by all applicants.

First Applicant

Signature

Date

Second Applicant

Signature

Date



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 sections 9-10 and signed the application form☐
- Signed the Direct Debit instruction (if applicable)☐
- Aware of the £150 fee payable if the application is approved and if not adding this fee to the loan will make payment up-front to the details provided when approval is received.☐
- Checked that your chosen solicitor is on The Mortgage Works Panel?☐
- Enclosed certified copies of ID as required for all new applicants?☐

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

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

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

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

Most buy to let mortgages are not regulated by the FCA.

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

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