

# **BUY TO LET REPLACEMENT PROPERTY APPLICATION (PURCHASE)**

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## THE PROPERTY

ADDRESS OF THE PROPERTY TO BE MORTGAGED:

POSTCODE:

DESCRIPTION OF PROPERTY:

<input type="checkbox"/>	DETACHED HOUSE	<input type="checkbox"/>	PURPOSE-BUILT FLAT	<input type="checkbox"/>	DETACHED BUNGALOW
<input type="checkbox"/>	SEMI-DETACHED HOUSE	<input type="checkbox"/>	CONVERTED FLAT	<input type="checkbox"/>	SEMI-DETACHED BUNGALOW
<input type="checkbox"/>	TERRACED HOUSE	OTHER: <input type="text"/>			

NATURE OF PROPERTY: UNCONVENTIONAL CONSTRUCTION?

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	MORE THAN FOUR BEDROOMS?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	IN NON-RESIDENTIAL AREA?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	COMMERCIAL PREMISES ON GROUND FLOOR?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO

If YES answered to any of the above, application cannot be considered.

IF A HOUSE: THREE OR MORE FLOORS, INCLUDING ATTIC AND BASEMENT?

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO

IF YES, WILL THERE BE MORE THAN FOUR TENANTS OCCUPYING?

If YES answered to any of the above, application cannot be considered.

IF A FLAT OR MAISONETTE:

<input type="text"/>	NUMBER OF FLOORS IN THE WHOLE BUILDING <sup>1</sup>	COUNCIL BUILT	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="text"/>	FLOOR NUMBER OF FLAT
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<sup>1</sup>If the number of floors in the whole building exceeds four, application cannot be considered unless the property is in Central London.

YEAR PROPERTY BUILT:

<input type="text"/>	If built in the last 10 years, is there an approved Builder's Guarantee in force or a supervising Chartered Architect's / Surveyor's certificate available?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
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IS THE PROPERTY?

<input type="checkbox"/>	FREEHOLD	<input type="checkbox"/>	LEASEHOLD
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IF LEASEHOLD, WHAT IS THE UNEXPIRED LEASE?  
A minimum of 50 years unexpired at the end of the mortgage term is required.

<input type="text"/>	YEARS	£	<input type="text"/>	ANNUAL GROUND RENT	£	<input type="text"/>	ANNUAL MAINTENANCE
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IS THE PROPERTY TO BE LET EITHER ON OR SHORTLY AFTER THE COMPLETION OF THE MORTGAGE?

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
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IF NO, PLEASE EXPLAIN:

WHAT IS OR WILL BE THE MONTHLY RENT?

£	<input type="text"/>
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You will need to supply a copy of the relevant tenancy agreement with this application.<sup>2</sup>

<sup>2</sup> Please note, if there is more than one tenancy agreement, the application cannot be considered. Also, if the tenant is either a relative or the partner of the mortgage applicant, the application cannot be considered.

## PROPERTY PURCHASE

PURCHASE PRICE:

£	<input type="text"/>
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For the minimum Buy to Let property value, refer to the product sheet.

ARE YOU BORROWING OR BEING GIFTED ANY OTHER MONEY TOWARDS THE PURCHASE COSTS APART FROM THIS MORTGAGE?

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
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IF YES, PLEASE STATE THE AMOUNT:

£	<input type="text"/>
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THE MONTHLY PAYMENT, IF APPLICABLE:

£	<input type="text"/>
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ALSO, PLEASE STATE THE NAME OF THE LENDER OR THE PERSON(S)  
PROVIDING THE MONEY AND IF APPLICABLE YOUR RELATIONSHIP TO THEM:

IS THE PROPERTY BEING PURCHASED EITHER SUBJECT TO A DISCOUNT / INCENTIVE FROM A DEVELOPER OR UNDER THE COUNCIL RIGHT TO BUY OR OTHER HOUSING DISCOUNT SCHEME? (If YES, a copy of the offer letter detailing the purchase terms will be required.)

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
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# THE MORTGAGE

## PRODUCT

WHICH OF THE SOCIETY’S MORTGAGE PRODUCTS WOULD YOU LIKE?

## MORTGAGE AMOUNT (Minimum amount applies, please refer to product sheet)

WHAT IS THE **TOTAL MORTGAGE AMOUNT** YOU WOULD LIKE TO BORROW? £

Please note that if a Product Fee is payable for the mortgage chosen, the Product Fee can be paid upfront, deducted from the total loan amount, or be added to the loan subject to this not exceeding a product or lending LTV limit. Please contact our New Business Team if the preference is to pay upfront.

HOW WOULD YOU LIKE THE PRODUCT FEE TO BE PROCESSED?

☐ PAY UPFRONT

☐ DEDUCT FROM LOAN

☐ ADD TO LOAN

## MORTGAGE TERM

OVER WHAT TERM IS THE MORTGAGE REQUIRED?<sup>3</sup>

YEARS

MONTHS

<sup>3</sup>Please note, the term should not normally extend beyond your retirement age. Where it does, please explain in the space provided in the additional information box, if necessary, how the mortgage will continue to be affordable in retirement.

## METHOD OF REPAYMENT

WHAT IS THE BREAKDOWN OF THE **TOTAL MORTGAGE AMOUNT** BETWEEN REPAYMENT AND INTEREST-ONLY METHODS?

MORTGAGE AMOUNT ON REPAYMENT (i.e. repayments of capital and interest):

£

MORTGAGE AMOUNT ON INTEREST-ONLY (i.e. payments of interest with capital repaid at end of term):

£

## OCCUPANCY

DO YOU OR A RELATED PERSON INTEND TO OCCUPY THE PROPERTY AT ANY TIME AFTER COMPLETION OF THE MORTGAGE?  
(A ‘related person’ includes your spouse or civil partner, partner, parent, brother, sister, child, grandparent or grandchild)

☐ YES

☐ NO

If YES, the application cannot be considered.

## SOLICITORS

We will instruct solicitors/licensed conveyancers to act on our behalf on all purchase and remortgage loans and unless special “fees paid” product terms apply, you will be responsible for all of their fees and disbursements. We may be prepared to instruct your legal representative to act for us (see product sheet) but if we are unable to, we will tell you when the application is acknowledged. If you have chosen one of our “fees paid” products you do not need to enter details of the solicitor/conveyancer in the section below UNLESS the property is unregistered, a change of ownership is involved or where the whole of the mortgage amount is not for the financial benefit of all borrowers.

NAME OF FIRM:

CONTACT NAME:

REFERENCE NUMBER:

ADDRESS:

POSTCODE:

TELEPHONE NUMBER:

FAX NUMBER:

EMAIL:

There is an application fee to be paid which includes a valuation fee, based on the greater of the purchase price or value of the property and £175 to process the application. The current application fee scale for residential investment properties is as follows:

£100,001 - £200,000	£380	£200,001 - £300,000	£430	£300,001 - £400,000	£480
£400,001 - £500,000	£535	£500,001 - £600,000	£610	£600,001 - £700,000	£685
£700,001 - £800,000	£790	£800,001 - £900,000	£895	£900,001 - £1,000,000	£1,000
Over £1,000,000	Quoted on request				

The Valuer is also able to undertake a RICS HomeBuyers Report or a Full Structural Survey for you in addition to the Mortgage Valuation. The fee for a detailed survey will be payable directly to the Valuer concerned. If you have an independent survey carried out, the Society will not be able to use this for mortgage purposes.

IF YOU WOULD LIKE A QUOTATION FOR A MORE DETAILED SURVEY (HOMEBUYERS OR FULL STRUCTURAL) PLEASE INDICATE:

☐ HOMEBUYERS

☐ STRUCTURAL

Details of the person to contact for access to the property by the Valuer:

CONTACT NAME:

ADDRESS:

TELEPHONE NUMBER(S):

POSTCODE:

## ADDITIONAL INFORMATION

Please use this space to provide any additional information and continue on a separate sheet if necessary.

I / We declare that all sections of the Mortgage Application Form completed originally remain valid except as amended by the details given above which will replace the information previously given.

NAME:

SIGNATURE:

DATE:

DD

MM

YYYY

NAME:

SIGNATURE:

DATE:

DD

MM

YYYY

In order for us to process your application as quickly as possible, it is important that you answer all questions accurately and completely and that you provide the required supporting documentation in full. Failure to do so will result in delays in your mortgage offer being issued and may result in your application being declined.

If you need this document in an alternative format please call us on **03330 140140**.

To find out more, please contact our New Business Team:

**familybuildingsociety.co.uk**

**03330 140140**

**newbusiness@familybsoc.co.uk**

**EBBISHAM HOUSE  
30 CHURCH STREET  
EPSOM  
SURREY  
KT17 4NL**

Family Building Society is a trading name of National Counties Building Society which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.  
  
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