

Prospector Fact Find

Reference

Advisor

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PRIVATE & CONFIDENTIAL

Details about your mortgage requirements

PERSONAL DETAILS	Applicant 1		Applicant 2	
Title				
Details (if other)				
Surname				
Previous/Maiden name				
First name				
Date of birth		Age next		Age next
Marital status				
Sex				
Smoker				
Relationship to other applicant				
Dependants (DOB and Names)	1.			
	2.			
	3.			
	4.			
	5.			
	6.			
Current address				
Postcode				
Occupant Type		Electoral roll		Electoral roll
Telephone number(including STD code)	Daytime		Daytime	
	Evening		Evening	
Mobile tel				
Preferred contact method				
Best time to contact				
Email address				
Time at this address		years		months
Previous address (if less than 3 years)				
Postcode				

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EMPLOYMENT				
What is your occupation				
Time with current employer	years	months	years	months
Employment status				
Details of any current probation period				
Employer's name				
Employer's address				
Postcode				
Benefits provided by your employer				
Anticipated retirement age				
Previous occupation if less than 1 year				
Previous employment start date				
Previous employment end date				

INCOME				
Employed clients				
What are your earnings	Basic annual income	£	Basic annual income	£
	Guaranteed overtime	£	Guaranteed overtime	£
	Regular overtime	£	Regular overtime	£
	Guaranteed bonus	£	Guaranteed bonus	£
	Regular bonus	£	Regular bonus	£
Self employed clients				
	Number of years in business		Number of years in business	
Last 3 years (pre tax)	£	Yr end	£	Yr end
Net profit	£	Yr end	£	Yr end
	£	Yr end	£	Yr end
Are the accounts available (Yes/No)		How many years		
Any other earnings	£	Source	£	Source
	£	Source	£	Source
I wish to self certify my income				
I self-certify my net income at	£			£

NET OTHER INCOME	Applicant 1	Applicant 2
Other irregular income	£	£
Investment income	£	£
Mortgage subsidy	£	£
Large town allowance	£	£
Maintenance payments	£	£
Non-contributory pension	£	£
Car allowance	£	£
State benefits - guaranteed	£	£
State benefits - reviewable	£	£
Total	£	£

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AFFORDABILITY CALCULATOR	
Net regular monthly income (applicant 1)	£
Net regular monthly income (applicant 2)	£
Net other monthly income (applicant 1)	£
Net other monthly income (applicant 2)	£
Total net monthly income	£
Ongoing mortgage payments or rent	£
Food	£
Utilities (e.g. gas, electricity, telephone, council tax etc)	£
Transport (e.g. car)	£
Social	£
Committed outgoings (applicant 1)	£
Committed outgoings (applicant 2)	£
Savings and investments	£
Other	£
Total monthly expenditure	£
Total monthly disposable income	£

CREDIT HISTORY			
Applicant 1 - Have you ever had a loan or mortgage application refused			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; padding: 5px; text-align: center;">Details</td> <td style="padding: 5px;"></td> </tr> </table>	Details		
Details			
Applicant 2 - Have you ever had a loan or mortgage application refused			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; padding: 5px; text-align: center;">Details</td> <td style="padding: 5px;"></td> </tr> </table>	Details		
Details			
Please provide full details of any CCJs, defaults, arrears or bankruptcies.			

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EXISTING MORTGAGE DETAILS							
Applicant 1:							
If you have an existing mortgage	Original loan	Original term	Current balance	Remaining term	Monthly payment	Interest rate	Lender
Capital and interest	£	yrs	£	yrs	£	%	
Interest only	£	yrs	£	yrs	£	%	
Flexible mortgages	£	yrs	£	yrs	£	%	
Account number				If discount/fixedcapped when period ends			
Type of interest rate				SVR	Fixed	Capped	Discount
If interest only, please specify anticipated final value under repayment method	Repayment	ISA	PEP	Pension	Endowment	Other	
	£	£	£	£	£	£	£
Are there any repayment charges on your existing mortgage							
Details							
Are you prepared to pay any repayment charges				Cash or within new mortgage			
Is your existing mortgage portable to a new property							
If selling your existing property, what is the sale price							£
Applicant 2:							
If you have an existing mortgage	Original loan	Original term	Current balance	Remaining term	Monthly payment	Interest rate	Lender
Capital and interest	£	yrs	£	yrs	£	%	
Interest only	£	yrs	£	yrs	£	%	
Flexible mortgages	£	yrs	£	yrs	£	%	
Account number				If discount/fixedcapped when period ends			
Type of interest rate				SVR	Fixed	Capped	Discount
If interest only, please specify anticipated final value under repayment method	Repayment	ISA	PEP	Pension	Endowment	Other	
	£	£	£	£	£	£	£
Are there any repayment charges on your existing mortgage							
Details							
Are you prepared to pay any repayment charges				Cash or within new mortgage			
Is your existing mortgage portable to a new property							
If selling your existing property, what is the sale price							£

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NEW MORTGAGE								
Buyer type					Purpose of loan			
Property to be mortgaged								
Purchase price/valuation		£						
Breakdown on how much you want to borrow	Current mortgage (if remortgaging)		£					
	Loan required (if purchasing)		£					
	Any capital raising		£					
	Any debt consolidation (see above)		£					
	Other debt consolidation		£					
	TOTAL BORROWING		£					
	Mortgage term required				years			
Reason for debt consolidation					Reason for term			
<p>If consolidating existing financial commitments, you should be aware that whilst this may mean that you will make short-term savings, over the long term you might end up paying more. This is because you may be extending the period of the loan. You are also transferring previously unsecured debts to a mortgage, which is secured on your home.</p>								
Who will the borrower(s) be i.e. yourself, your partner or joint								
Is this purchase under Right to Buy legislation								
If yes, what is the estimated value				£				
Are you borrowing more than the purchase price								
If yes, please give approximate cost and details				£				
Is this the only property you have a mortgage on								
If no, please give details								
If buying on a Shared Ownership scheme, what is the percentage of the property to be purchased					%			
Which Shared Ownership body are you buying from								
Are any home improvements planned								
If yes, please give details								
And cost				£				
Any further relevant information e.g. (debt consolidation, business purposes etc.)								
Do you have a deposit available				Amount		£		
Is vendor/ builder paying the deposit								
If no, what is the source of the deposit								
Details of property to be mortgaged								
Address	House type		Additional rooms		Agricultural tie			
	Property type		Commercial		Has the property been extended			
	Tenure		Central heating		No of bedrooms			
	Property status		Garage		Floors in building			
	Property construction		Brick/Stone		Year built			
	Lounge		Tile/Slate		Lease remaining		years	
	Dining room		Shared ownership		Ground rent		£	
Postcode		Kitchen		Self build		Service charge		£
Any special features								

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NEEDS AND PREFERENCES			
<p>A mortgage is one the largest financial purchases you will make. We believe it is important that you receive advice to help you select a mortgage that fits your needs and is relevant to your personal circumstances. In order to give you high quality mortgage advice we need to understand your requirements and objectives. Certain factors (e.g. requirements for 100% loan, previous credit problems, lenders status, purchase of specialist or second property, how quickly you require your loan) may be highly relevant to our advice and choice of product. Your advisor will record any such issue here.</p>			
<p>What are your requirements or any comments you would like us to record</p>			
<p>Is / Are your income(s) or expenditure(s) likely to change significantly within the foreseeable future</p>			
Income		Approximate timescale / reason	
Expenditure		Approximate timescale / reason	
<p>Is it possible that you may pay off some or all of your new mortgage within the foreseeable future (say 3 – 7 years)</p>			
Approximate amount	£	Approximate timescale / reason	
<p>Are you likely to move home for any reason within the foreseeable future (say within 3 – 7 years) other than a current purchase</p>			
Approximate timescale			
<p>Do you have cash or deposit accounts you could use to reduce the amount you want to borrow</p>			
Details			
<p>Having discussed the main types of mortgage interest rate options with your advisor, please use the following questions to advise us of the most important considerations to you.</p>			
<p>Is it important to you to put an upper limit on your mortgage costs in the early years</p>			
Reasons			
<p>Do you want to fix your mortgage costs for a certain period</p>			
<p>If yes, how long would you want your mortgage costs fixed for</p>			years
Reasons			
<p>Do you require an initial cash sum (repayable should you repay or move mortgage in the early years) to help with certain expenses</p>			
Reasons			
<p>Do you require a discount on your mortgage costs in the first few years (the discount may be repayable should you repay or move your mortgage in the early years)</p>			
<p>If yes, over what initial period would you like the discount</p>			years
Reasons			

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NEEDS AND PREFERENCES (CONTINUED)		
Which of the following are important to you		Reasons
No higher lending charge		
Speed of mortgage completion		
Ability to add fees to the loan		
Ability to vary the repayment		
Ability to make overpayments		
Ability to make underpayments or take repayment holidays		
Ability to link your mortgage to your savings or current accounts		
Meets the government's CAT standard		
Free legal fees		
No valuation fee		
Valuation fees refunded		
No booking or arrangement fees		
Please indicate whether you:		
are concerned about the possibility of future interest movements		
want the certainty of the mortgage being repaid at the end of the term (No Acceptance of Risk)		
are comfortable if all, or part, of your mortgage is repaid from the proceeds of an investment product, i.e. an endowment, ISA or pension (Acceptance of Risk)		
Early repayment charges on your new mortgage – having discussed these with your advisor, do you require:		
No early repayment charge on your mortgage		No early repayment charge overhang
Maximum early repayment charge period	months	

INSURANCE							
Are you concerned with the possibility of repaying your mortgage in the event of accident, sickness or unemployment							
Are you concerned with the possibility of repaying your mortgage in the event of your death							
Are you concerned with the insuring your property and/or its contents							
Do you have	Yes/No	Amount of cover	Monthly cost	Which provider	Single or joint	If joint what split	Renewal date
Mortgage payment protection		£	£				
Income protection		£	£				
Buildings insurance		£	£		N / A	N / A	
Contents insurance		£	£		N / A	N / A	
Life – term cover		£	£				
Medical insurance		£	£				
Is your existing cover adequate in light of your attitude to risk and your new mortgage							
New cover	Yes/No	Amount of cover	Single or joint	If joint what split	Please quote		
Mortgage payment protection		£					
Income protection		£					
Buildings insurance		£	N / A	N / A			
Contents insurance		£	N / A	N / A			
Life – term cover		£					
Medical insurance		£					
Does your property have insurance approved door and window locks				Do you have a burglar alarm			

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INVESTMENTS								
Do you have:	Yes/ No	Amount of cover	Monthly cost	Which provider	Single or joint	If joint what split	Please quote	Renewal date
Pension		£	£					
ISA		£	£					
Endowment		£	£					
Other savings product		£	£					
Any other information you might consider relevant to your mortgage application (continue in Additional Notes if necessary)								
<p>THE INFORMATION THAT YOU PROVIDE MAY BE DISCLOSED TO A LICENSED CREDIT REFERENCE AGENCY, WHICH WILL RETAIN A RECORD OF THE SEARCH. IT MAY BE USED BY OTHER LENDERS IN ASSESSING APPLICATIONS FROM YOU AND OTHER MEMBERS OF YOUR HOUSEHOLD AND FOR OCCASIONAL DEBT TRACING AND FRAUD PREVENTION</p>								

MARKETING	
The importance of regularly reviewing your mortgage and associated business was discussed and that in order to do this would entail being able to contact you periodically to discuss this further.	
	You agree for your advisor to contact you by phone, letter or email to discuss your mortgage arrangements.
	You do not wish your advisor to make further contact with you.

DECLARATIONS	
<p>Advisor's Details and Declaration</p> <p>The information above has been received from the Client's.</p> <p>I have provided a copy of the Key Facts Initial Disclosure Document which outlines the costs and level of service provided by</p>	
Advisor's Name	FSA No.
Signature	Date
<p>Client's Declaration</p> <p>I/We confirm (a) receipt of the above documents and (b) that the details given in this form (including all details in the credit history section) are correct to the best of my/our knowledge. I/We understand that giving false information may jeopardize our application fees. I/We have read and understood the notes regarding credit searches. I/We hereby give authority to act exclusively on our behalf in obtaining a suitable mortgage product from whichever lender they consider most appropriate. They have my/our authority to disclose personal details to a credit agency, the FSA or a lender (for the purpose of obtaining an Agreement in Principle). If I/we request information or quotes on other mortgage related products then our information may be passed on to the relevant companies. They may act on my/our behalf as intermediaries or as brokers in connection with my/our purchase or remortgage.</p>	
Client 1	Client 2 Date

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP ON YOUR REPAYMENTS

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ADDITIONAL NOTES

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Needs and Preferences Check List		
Please verify that we have discussed each of the following topics, as appropriate, with our client and have explained the consequences of any decisions he or she has made.		
1	The different types of products and interest rate arrangements, which might meet your customer's need (including what your customer's future repayments after any fixed or discounted period might be).	
2	The main repayment methods.	
3	For interest only mortgages: <ul style="list-style-type: none"> - state the various methods available for repaying the mortgage. - explain the consequences of failing to make suitable arrangements to repay the mortgage. - indicate that it is the customer's responsibility to ensure a repayment product is maintained for the duration of the mortgage. 	
4	The consequences of early repayment of the mortgage, e.g. early repayment charges.	
5	Related insurances including e.g. buildings, contents.	
6	The customer's responsibility to ensure that all necessary forms of insurance relating to the property and the mortgage are in place.	
7	Explain that certain insurances may be a condition of the mortgage.	
8	All costs, fees, etc. associated with the mortgage.	
9	Whether or not the terms and conditions of the mortgage product are portable in the event of moving house.	
10	Explain when customer account details may be passed to credit reference agencies.	
11	Whether higher lending charges may be applicable.	
12	The possible consequences for the customer's mortgage should their personal circumstances change, e.g. accident, sickness, redundancy, and the options open to them e.g. Mortgage Payment Protection.	
13	For a joint application the concept of joint and several liability.	
14	The implications of adding fees and costs to the loan and/or debt consolidation.	

Administrator's name _____ FSA No. _____

Advisor's name _____

Advisor's signature _____ Date _____

Client's name _____

Client's signature _____ Date _____