

Lending and Packaging Requirements

You can discuss any cases with our dedicated Helpdesk or BDM's on:

Helpdesk telephone **01633 844380** or email **brokers@monbs.com**

Greg Harry mobile **07795 514691**

Caroline Barrett mobile **07701 373417**

Did you know...



We now lend on residential up to 95% LTV and BTL up to 75% LTV in England and Wales



We lend on Holiday Lets up to 75% and up to £1,000,000



We pay 0.30% procurement fees on retention products



We do not credit score but credit check



We can lend up to the age of 85 years

We lend on interest only up to **50%** LTV one applicant must earn a minimum income of £50,000 or a joint income of £80,000



We lend to self-employed applicants with a 2 year track record



We have a dedicated broker helpdesk based in our Head Office



We lend up to 95% on new build houses (min 1 bed)



We offer Limited Company and Portfolio Buy-to-Lets



We can offer flexible underwriting and you can discuss cases with our Broker Sales team prior to submission



We accept gifted family deposits

Packaging requirements for all cases:

| | |
|------------------------------|---|
| Declaration | Signed and dated by all applicants |
| Direct Debit Mandate | Signed and dated by one of the account holders (please note, we cannot accept Direct Debit payments from a business account). |
| ID/address verification | We will use electronic methods to identify your customer however, if unsuccessful, we may need documents to prove identification and present address and we will notify you if this is the case. |
| Proof of income | <ul style="list-style-type: none"> • Employed - Latest 3 payslips if paid monthly (latest 4 if paid weekly) • Retirement income - Latest 1 months UK bank statement showing pension income; or most recent pension statement • Self-employed - sole traders or partnerships – we require the latest 2 years SA302s together with Tax Overview certificates. We may request copies of the latest 2 years accounts. We take an average of the applicant's latest 2 years earnings. • Limited company directors with more than 20% shareholding - we require the latest 2 years SA302s together with Tax Overview certificates. We also require the latest 2 years audited accounts which should state the applicant's share of the salary/dividends. <p>We take an average of the applicant's last 2 years salary and dividends. We will not use retained profits or director's loans.</p> <p>(Accounts/SA302's must not be more than 18 months old at date of application).</p> <p>Please refer to Broker helpdesk if decline in latest year's figures.</p> |
| Bank statements | <ul style="list-style-type: none"> • Latest full 1 months UK bank statement showing income credits. |
| Proof of deposit | <ul style="list-style-type: none"> • Personal savings - Latest personal statement showing accrual of funds. • Gifted deposit - Signed and dated letter from family member confirming it is a gift and they will have no interest in the property together with their bank statement showing funds. |
| Valuation/administration fee | Payment should be made upon application at www.monbs.com/pay |

Residential, Buy-to-Let and Holiday Let applications can be submitted online and documents can be uploaded at www.monbs.com

This information is intended for professional intermediaries ONLY. It is not a consumer advertisement and therefore should not be displayed or used as customer information or promotional material. Telephone calls may be monitored and/or recorded for security and training purposes.

Monmouthshire Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Financial Services Register Number: 206052.

Head Office: Monmouthshire House, John Frost Square, Newport, South Wales, NP20 1PX. Telephone: 01633 844360

Identification:

We will require one document as proof of name and one as proof of address, please find suitable documentation from our 'Identification Table' below.

| Identification Table | |
|--|---|
| Proof of Name | Proof of Address - if less than 1 month at current - need proof for previous also |
| Valid EEA Passport | Valid UK Driving Licence |
| UK Biometric Residence Permits | HMRC Tax Notification less than 12 months |
| Valid UK DL Photocard | Proof of Benefit Entitlement less than 12 months |
| Valid Old-Style Driving Licence | Current Council Tax Bill |
| Northern Ireland Voter Card | Bank/BS/Credit Card Statement less than 3 months (PDFs accepted if address on dox) |
| British Armed Forces ID Card | Mortgage Statement less than 12 months |
| Blue Badge Disabled Driver | Utility Statement (not mobile) less than 3 months (PDFs accepted if address on dox) |
| EEA Nationality Card | Local Council rent card or council tenancy agreement |
| Firearms/Shotgun Certificate | Solicitor Letter confirming house move less than 3 months |
| HMRC Tax Notification less than 12 months | Grant letter or student loan agreement from LEA less than 12 months |
| Proof of Benefit Entitlement less than 12 months | |
| Proof of indefinite leave to remain in the UK | |
| Current Passport containing stamp for indefinite leave to remain in the UK | |
| Current visa/residency permit (front and back for new biometric formats) | |

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