



Older Borrowers

We provide innovative lending solutions for the 55+. Our Older Borrower range offers an alternative for older borrowers, where a lifetime mortgage may not be the best option for them. Our products ensure that age is no longer an issue for borrowers who have retired and are in receipt of pension income, **allowing your clients access to a mortgage for their home.**



Top tips from our underwriters



To achieve a quicker turnaround for your application....

- 1** Complete the application form and ensure the declaration and Direct Debit mandate are signed
- 2** Certify all supporting documentation – Simply certifying the first page of each set of documentation is acceptable if it's attached together
- 3** Missing or incorrect documentation can slow down the process and delay the application



What documentation should be submitted?

IDENTIFICATION

One from each category must be provided

Person ID

- Certified copy of Passport
- Certified copy of Driving Licence

Address ID

- Postal Bank Statements
- Utility Bill
- Council Tax Bill

BANK STATEMENT

- 3 full months **most recent consecutive** bank statements for all current accounts, to evidence all income and outgoings.
- Bank statements must show the applicants name, account number, sort code and bank logo.

INCOME

Self Employed

- 3 years trading accounts
- 3 years SA302's

Employed

- 3 months most recent payslips
- Latest P60

Pension Income (Issued within last 12 months)

- Annual award letter or projected pension statement issued by DWP
- Annual statement
- P60 or payslip

Property or Investment Income (Issued within last 12 months)

- SA302
- Annual Investment Statements or Certificates for Investments

Please note: Where rental income is needed to support the mortgage you must submit an Agreement in Principle.

REPAYMENT STRATEGIES

Investments

- Annual statement dated last 12 months

Endowments

- Annual statement dated last 12 months

OTHER ITEMS

- **Background BTL's** – Evidence of rent being paid in and mortgage being paid out (bank statements requested above should already cover this).
- **Deposit**, for Purchases – Evidence of deposit;
 - For savings, 3 months most recent statements for the account(s) the savings are held
 - For gifted deposits, a signed gift letter from an immediate family member and certified ID for the person gifting the deposit.

Application outside criteria? We will always take a look

Get in touch



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FOR INTERMEDIARY PROFESSIONALS ONLY

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