

Broker Replacement Property Form

This form should only be used in connection with an existing mortgage application and if the personal circumstances of the applicant(s) have not changed since the original application. Marsden Building Society will continue to reply upon the declarations given by the borrower in the original application form.

1 INTERMEDIARY

Intermediary name

Intermediary FCA
Registration Number

If the fees you are charging your client for arranging this mortgage have changed please provide details below or indicate N/A

2 APPLICANTS

MBS Mortgage
Account Number

Name of applicants

3 LOAN DETAILS

Property purchase price £ Amount of loan £

Deposit £ Source of deposit

Term

Repayment method Capital & interest Interest only Part repayment/Part interest only

Interest only amount £

Please provide details of interest only repayment vehicle

Please provide details of any vendor incentives i.e. cashback, discounts, payment of stamp duty etc.

4 ABOUT THE MORTGAGE SECURITY

Your property details

Full address of property to be mortgaged
Postcode

Year built Garage Yes No

What type of property is it? Detached Semi-detached Terraced Bungalow Purpose built flat or maisonette

If flat, please state number of flats in block Number of storeys

Number of bedrooms Number of habitable rooms (excluding bathrooms)

What is the tenure of the property? Freehold Commonhold Leasehold If leasehold, remaining term years*

***(Require 70 years minimum unexpired lease at start of mortgage and 40 years remaining at the end)**

Is the property a new build? Yes No If 'Yes', please indicate if NHBC certificate Architect approved

Please provide the following details of any persons, other than the applicants, aged 17 or over who will be resident at the property

Title	Full name	Date of birth	Relationship
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



Will the property be occupied by you or by your dependents immediately after purchase? Yes No

Will the property be used by you or by your dependents wholly for residential purpose? Yes No

Please give full details in Section 6 if you have answered 'No' to either of the above questions and if there is to be any business and/commercial use of the property please indicate which floors and/or sties are involved.

Is the property over or adjacent to commercial premises? Yes No

Is the property located in an area prone to flooding? Yes No Don't know

Is there any evidence of subsidence, landslip or heave in the property or immediate vicinity? Yes No Don't know

Are you aware of the existence of any invasive plants i.e. Japanese Knotweed within the immediate curtilage of the property? Yes No Don't know

Is the property subject to any Green Deal improvements where a charge is registered on household energy bills? Yes No Don't know

IMPORTANT INFORMATION

The maximum LTV for residential flats/maisonettes is restricted to 75%, Buy to Lets 65%. The Society will only accept applications for flats/maisonettes where there are no more than 20 units/4 storeys. Leasehold tenure.

Acceptable: Conversions, studio apartments.

Unacceptable: New build/conversions (<3years), flats above retail or commercial premises.

If the security is an ex Local Authority or Social Housing property the minimum purchase price/valuation is £125,000.00

The Society does not accept Right to Buy applications.

5 ASSESSMENT OF PROPERTY

Type of survey Basic mortgage survey Homebuyers report Full building survey

Please provide details of name, address and telephone number whom the surveyor should contact to access the property

6 ADDITIONAL INFORMATION

Please provide specific details of any other changes to the information provided in the original application form for example: property insurance, product change, adult occupier(s) etc.

7 FEES

Product Switching Fee is the cost of the product booking fee (please refer to KFI)

Valuation Fee - refer to scale

- Please contact clients direct to collect fee(s) payable by credit/debit card
- Cheque attached for £ representing product switching fee/valuation fee (delete)

8 DECLARATION

The declarations you signed on your original application still apply.

All applicants must sign this Replacement Property Form.

Signed		Date	
Signed		Date	

