

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**

Tristram Castling mobile **07864 979982**

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 £500,000



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 and part/part up to **80%** LTV one applicant must earn a minimum income of £50,000



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 2 beds)



We offer re-mortgage products with cashback



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 12 if paid weekly) • Retirement income - Latest 3 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>
Bank statements	<ul style="list-style-type: none"> • Latest 3 months' UK bank statements (only applicable where the LTV exceeds 80% LTV).
Proof of deposit	<ul style="list-style-type: none"> • Personal savings - Latest personal statement showing 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

Applications can be submitted online and documents can be uploaded at www.monbs.com

Identification:

Proof of Name (list A)	Proof of Address (list B)
Current valid full UK Passport	Utility bills, less than 12 months old (excluding those printed from the internet)
Current valid full/provisional UK Photocard Driving Licence	Council tax demand letter or statement less than 12 months old
UK based bank statement or credit/debit card statement less than 12 months old	Current Instrument of a court appointment (such as grant of probate)
Recent credit card statement	UK based bank statement or credit/debit card statement less than 12 months old
HM Revenue and customs notice of coding (less than 12 months old)	HM Revenue and customs notice of coding (less than 12 months old)
UK Firearms Licence	
Current National or Northern Ireland Identity card	
Evidence (within the last 3 months) of entitlement to a state or local authority-funded benefit, tax credit, pension, educational or other grant	
Current National ID Card (EU Only)	
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)	
Written confirmation of indefinite leave to remain in the UK from the Home Office	

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