

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 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 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 1 months' UK bank statements showing income credits and day to day transactions.
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

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

Identification:

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)	
Written confirmation of indefinite leave to remain in the UK from the Home Office	

L&PR(11/18-2)