

## 55+ and Retirement Mortgage Submission Guidelines

| Essentials   | Drawdown Schemes & Unvested Pensions (not in payment)   |
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| <ul style="list-style-type: none"> <li>All supporting Customer Due Diligence documents must be certified copies or original documents.</li> <li>Application Form declarations must be signed and dated by both advisor and applicant(s).</li> <li>Direct Debit Form must be signed and dated (business bank accounts are not acceptable).</li> <li>Last full 2 months bank statements for all applicants accounts (showing income/outgoings).</li> </ul> | <ul style="list-style-type: none"> <li>Defined Benefit Scheme - Latest statement from the provider indicating projected income at the applicants declared intended date of vesting.</li> <li>Defined Contribution/Drawdown Contracts - Latest statement from the provider confirming current fund value.</li> <li>Indexation/Spouses Benefit - If applicable, the evidence provided above should confirm the level of indexation and spouses benefit (if not, this may be provided separately).</li> </ul>  |
| Employment Income  | Rental Income   |
| <ul style="list-style-type: none"> <li>Employed Income - Latest 2 months payslips and the latest P60 (must be derived from a UK source and subject to UK tax).</li> <li>Latest 2 years P60 (only required if we need to verify additional regular and guaranteed income).</li> </ul>   | <ul style="list-style-type: none"> <li>Rental Income - If the applicants nominated Accountant is suitably qualified, an Accountants Certificate will be requested directly.</li> <li>If the Accountant is not suitably qualified or the applicant completes their own tax returns, we will require copies of last years SA302's and the last years tax year overviews.</li> </ul>   |
| Self Employed Income   | Investment Income   |
| <ul style="list-style-type: none"> <li>Self Employed Income - If the applicants nominated Accountant is suitably qualified, an Accountants Certificate will be requested directly.</li> <li>If the Accountant is not suitably qualified or the applicant completes their own tax returns, we will require copies of the latest 2 years SA302's and the last 2 years tax year overviews.</li> </ul>   | <ul style="list-style-type: none"> <li>Collective Investment - Latest statement from the provider confirming current fund value.</li> <li>Private Investment - If the applicants nominated Accountant is suitably qualified, an Accountants Certificate will be requested directly.</li> <li>If the Accountant is not suitably qualified or the applicant completes their own tax returns, we will require copies of the latest 3 years SA302's and the last 3 years tax year overviews.</li> </ul>   |
| State Pensions & Benefits  | Repayment Strategy  |
| <ul style="list-style-type: none"> <li>State Pension - Award letter or projected state pension statement issued by the Department of Work and Pensions (DWP) dated within the last 12 months or evidenced by two months consecutive bank statements.</li> <li>State Benefits - Annual letter issued by the DWP confirming state benefit entitlement for life or indefinitely dated within the last 12 months.</li> </ul>                                 | <ul style="list-style-type: none"> <li>Sale of Mortgage/Other Property - Remaining equity in the property, full details of other property to be provided (must be UK based and denominated in sterling).</li> <li>Realisation of Investments - Latest statement from the provider confirming current fund value with no capital withdrawals in previous 12 months (must be held in a regulated collective investment scheme).</li> <li>Existing Endowment/Pension Policy - Latest statement from the provider confirming projected maturity value based on growth investment return.</li> </ul> |
| Annuities & Pensions   |   |
| <ul style="list-style-type: none"> <li>Annuities/Pensions - Latest Annual Pension Statement, Payslip or Pension P60 from the provider (must be derived from UK funds or schemes).</li> <li>Indexation/Spouses Benefit - If applicable, the evidence provided above should confirm the level of indexation and spouses benefit (if not, this may be provided separately).</li> </ul>  |   |