

BUY-TO-LET MORTGAGES

NEW LANDLORDS

- **PROOF OF IDENTITY**
 - ACCEPTABLE DOCUMENTS ARE
 - CURRENT PASSPORT, OR
 - DRIVING LICENCE (IF PHOTOCARD, COUNTERPART IS REQUIRED TOO)

- **PROOF OF CURRENT ADDRESS**
 - ACCEPTABLE DOCUMENTS ARE
 - LATEST COUNCIL TAX BILL, OR
 - UTILITY BILL NO MORE THAN 3 MONTHS OLD, OR
 - BANK STATEMENT NO MORE THAN 3 MONTHS OLD
 - **IMPORTANT**: IF BANK STATEMENT IS ONLINE, IT MUST SHOW THE ACCOUNT NUMBER AND SORT CODE WITH THE FULL FIRST NAME AND SURNAME OF THE APPLICANT(S) AND FULL ADDRESS
 - IF RESIDENT AT CURRENT ADDRESS FOR LESS THAN 3 YEARS, PREVIOUS ADDRESS HISTORY IS REQUIRED (LENDERS REQUIRE A MINIMUM OF 3 YEARS ADDRESS HISTORY)
 - IF PRIVATE TENANT, ANY OF THE ABOVE DOCUMENTS PLUS COPY OF TENANCY AGREEMENT ALONG WITH BANK STATEMENTS SHOWING RENTAL PAYMENTS GOING OUT
 - **PLEASE NOTE MOBILE PHONE BILLS ARE NOT ACCEPTABLE**

- **PROOF OF INCOME (EMPLOYED APPLICANTS)**
 - LAST 6 MONTHS PAYSLEIPS
 - LATEST BANK STATEMENT SHOWING INCOME CREDITED TO THE ACCOUNT
 - LAST P60

- **PROOF OF INCOME (SELF-EMPLOYED APPLICANTS)**
 - 3 YEARS TRADING ACCOUNTS
 - 3 YEARS SA302s (FROM HMRC)

- **PROOF OF DEPOSIT**
 - BANK STATEMENT
 - IF DEPOSIT IS A GIFT (FOR EXAMPLE FROM A FAMILY MEMBER) A LETTER IS REQUIRED CONFIRMING THAT THE MONEY IS GIFTED INTEREST-FREE AND NON-REPAYABLE. THE LETTER CAN BE PROVIDED **AFTER** A MORTGAGE APPLICATION HAS BEEN SUBMITTED, AS IT NEEDS TO BE ADDRESSED TO THE PARTICULAR LENDER

- **LETTER FROM LETTING AGENT** CONFIRMING ESTIMATED VALUE OF THE PROPERTY AND ANTICIPATED RENTAL INCOME (MOST LENDERS REQUIRE THAT RENTAL INCOME BE A MINIMUM OF 125% OF THE MONTHLY MORTGAGE PAYMENT – FOR EXAMPLE, IF MONTHLY MORTGAGE PAYMENT IS £450, THE ANTICIPATED MONTHLY RENTAL INCOME SHOULD BE A MINIMUM OF £562.50)