

The Mortgage Works

Proof of identification - acceptable to the lender

Proof of ID

- Your normal client identification verification.

Proof of employed income - acceptable to the lender

Employed income

- Not applicable for experience landlords.
- Latest payslip for first time landlords.

Proof of self-employed income - acceptable to the lender

Self employed income

- Not applicable for experienced landlords.
- Latest SA302 for experienced landlords.

Proof of deposit - acceptable to the lender

Gifted deposit from a UK donor

- Signed letter from the donor using the TMW template, available in the 'Literature' section at themortgageworks.co.uk
- Source of Donor's funds – one month's Donor UK bank statement showing available funds and evidence of any funds transferred into customer's bank account.

Gifted deposit from a non- UK donor

- Not allowed

Savings

Evidence of savings must be in the form of:

- Current bank or building society statement (within last three months) or passbook held in the applicant's name;
- Copy of the current value of ISA held in the applicant's name.

Proofs required:

- UK source - one month's current bank/building society bank statement/passbook;
- Non-UK EEA (European Economic Area) country source – three month's current bank/building society bank statement/passbook;
- Non-EEA country source – six month's current bank/building society bank statement/passbook.

Where funds have been in a non-UK account for a period of less than six months, they require proof of their origination and evidence of funds transferred to customer's UK bank account.

The source of any lump sum credit may be queried or proof of the build up of funds requested.

Equity

- **If sold** completion statement from solicitors and bank statements showing transfer of funds
- **If not sold yet** Address of property and solicitors to confirm sale pending

Other possible lender requirements**Other possible requirements**

Literature and downloads:

<http://www.themortgageworks.co.uk/literatureanddownloads>http://www.themortgageworks.co.uk/includes/pdf/T32_v83.pdf