

Decision in Principle

Email: underwriting@themanchester.co.uk



Tel: 0161 923 8040

- **Prior to this DIP being considered, you must obtain consent from your client to allow us to carry out a credit search (This will leave a footprint on your client's credit file). Receipt of the completed DIP form by us will be taken as confirmation that you hold such consent from your client.**
- A Decision in Principle response is valid for 28 days. If the application is not received within 28 days of this response, a new Decision in Principle will need to be submitted and a new credit search will be carried out. For every credit search that we carry out a footprint is left on the customers credit file.
- Please also be aware that products are subject to change on a daily basis. Please check the availability of the product requested before submitting the application. Please be aware that a 'DIP' accept does not constitute booking of funds. Funds for a particular product may be exhausted within the 28 days that a DIP is valid for, and MBS may consequently be unable to proceed on the requested product, even where a full application is received within the 28 days.
- Please be aware that additional information may be requested upon receipt of the application. MBS views its DIP response as an opportunity to gain a basic case overview rather than to form a definitive opinion and commitment. Until a full application has been received and assessed, a DIP 'accept' should not be taken to be a commitment to lend.
- Any income declared will be treated as wholly 'basic' income (i.e. not comprising a mixture of basic and bonus/overtime/shift allowance etc), unless you have broken the figures down into separate amounts. MBS views income other than 'basic' in a different way to 'basic,' and may consequently need to reassess affordability and income multiples in the event that it later transpires that the income declared on the DIP was not wholly basic income.
- MBS endeavours to issue a response within 1 working day of submission, subject to information provided within the Decision.
- If this DIP relates to a potential Buy to Let application, then the intended use of the property must not include use as a House in Multiple Occupation (including any use which would fall within use category 'C4 – House in Multiple Occupation' Housing Act 2004, amendment 6 April 2010). We will take your submission of a DIP request as confirmation by you that it is not intended that the property be used as an HMO.

Loan Details	
Product Code	
Mortgage Requirement	Purchase Re-mortgage (Minimum period of property ownership 6 months before a re-mortgage is permitted) FTB BTL
If re-mortgage confirm purpose:	Home Improvement Debt Consolidation To purchase another property (please confirm purchase price and full details of any mortgage including loan amount and monthly payment, in the 'Notes' section) Other (Please state)
Loan Required	£
Valuation	£
LTV (%) %	%
Term (Years)	
Repayment method	Capital & Interest Interest Only Part & Part (Please provide % split)
Source of deposit	

Decision in Principle

Email: underwriting@themanchester.co.uk



Tel: 0161 923 8040

Property Details (for property to be mortgaged)	
Purchase Price	£
Purchase Date	
Property Address Address Line 1 Address Line 2 Town County Postcode	
Property Type	Detached Semi-detached Terrace Bungalow Flat If a flat, how many storeys?: Other (Please state)
If a re-mortgage - is the property:	BTL Vacant BTL Let Current Main Residence
Monthly rental income achieved (if BTL)	£
Tenure	Freehold Leasehold Feuhold
If Leasehold, please confirm length of lease left (minimum of 30 years should remain at the term of the mortgage)	
Is the property ex-council	Yes/No
Is the property above a commercial premises	Yes/No
Has the property been built or converted or substantially modernised in the last: 7 years (flats) 3 years (houses)	Yes*/No * Please provide details in the 'Notes' section

Applicant Details		
	Applicant 1	Applicant 2
Title (Other –please state)		
Forename		
Middle Name		
Surname		
Date of Birth		
Current Address Type	Rent Living with relatives Own House	Rent Living with relatives Own House
Current Address Line 1 Current Address Line 2 Town County Postcode		
Time at this address (years)		
Does either applicant have a partner who will not be party to this application? If yes, detail their income in the 'Notes' section	Yes/No	Yes/No

Manchester Building Society, 125 Portland Street, Manchester M1 4QD.

Manchester Building Society is authorised and regulated by the Financial Services Authority, Registration No. 206048.

MBSDIP001 06/09

Decision in Principle

Email: underwriting@themanchester.co.uk



Tel: 0161 923 8040

3 years address history is required. If less than 3 years at the current address:		
Previous Address Line 1 Previous Address Line 2 Previous Town Previous County Previous Post Code		
Time at this address (years)		
If more than 1 previous address in the last 3 years, please enter details in the additional information at the end of this application		

Applicants Residential Details (If applicable)		
Value of Residential Property	£	£
Applicants Residential Property	Unencumbered Mortgaged	Unencumbered Mortgaged
If Mortgaged, confirm existing mortgage amount	£	£

Is this mortgage to be redeemed?	Yes/No	Yes/No
Does the applicant have other mortgages?	Yes/No	Yes/No

If Yes, please provide details of other Mortgaged Property (including other Buy-to-Let properties) below. **Note: Maximum of 4 properties in total with all lenders (excluding residential).**

Property Address Current	Current Value	Mortgage	Lender Name	Monthly Repayment	Monthly Rental income	Currently Let (Y/N)	Current Interest rate/ Reversionary Rate %	Date of reversion
1.	£	£		£	£			
2.	£	£		£	£			
3.	£	£		£	£			

Please provide details of any second home/holiday home below.

4	£	£		£	£			
---	---	---	--	---	---	--	--	--

Has applicant had mortgage arrears in the last 12 months?	Yes/No	Yes/No
If Yes, please state number of months of missed payments		

Applicant Details - Credit Commitments	Applicant 1	Applicant 2
Number of cards held e.g. store card, credit card		
Outstanding balance on all cards	£	£
Monthly Card repayments (total)	£	£
Will the card balance(s)	Yes/No	Yes/No

Decision in Principle

Email: underwriting@themanchester.co.uk



Tel: 0161 923 8040

be re-paid prior to completion?		
Number of Loans		
Outstanding balance on all loans	£	£
Monthly loan repayments (total)	£	£
Will the outstanding loan balance(s) be repaid prior to completion?	Yes/No	Yes/No

Please provide details of other commitments in the credit information box below Please provide details of any CCJ's, Defaults, IVA, Bankruptcy Order.		
Credit information		

Applicant Details – Income		
	Applicant 1	Applicant 2
Employment Status	Employed Self-Employed Unemployed Retired	Employed Self-Employed Unemployed Retired
Occupation/Nature of Business if Self-Employed		
Date employment / self-employment commenced		
Please Note: minimum period for employed applicants with current employer is 6 months. Minimum period for self-employed applicants is 2 years.		
(Employed) Basic annual income (before tax)	£	£
(Self-employed) Net Profit	£	£
2 years accounts available (if self-employed)	Yes/No	Yes/No
Date of Year End		
Other Income – regular bonus, second job, overtime (please state)		
Other Income Amount	£	£

Intermediary Details	
Firm Name	
Advisor Name	
Phone Number	
Fax Number	
Email Address	
Directly Authorised or Appointed Representative	
If AR, please state your Network/Principal	
FSA Registration Number	

Decision in Principle

Email: underwriting@themanchester.co.uk



Tel: 0161 923 8040

Additional Information