



CHANGE OF PROPERTY FORM



Applicant(s) Name(s)

Intermediary name

FCA number

Purchase of new property

Purchase price
years

£

Loan required

£

Term of mortgage

Are you providing the balance of the purchase price from your own funds?

Yes

No

If no please give details

Mortgage type requested. Delete as appropriate:

Repayment / Interest only / Equity release

Property to be used as security

A Full address

postcode

B Approximate year
property built

If the property has been built within
the last 10 years, which of the
following warranties is available?

NHBC

Foundation 15

Architects certificate

none

C Type of property
indicate as appropriate

Detached / semi-detached / terraced / bungalow / apartment or maisonette / other:

If apartment or maisonette
indicate as appropriate

Number of floors in block

Purpose built yes / no

Converted house yes / no

D Construction of property
indicate as appropriate

WALLS: brick / stone / timber frame / steel frame / concrete

other:

ROOF: tile / slate / thatch

other:

E Tenure of property
indicate as appropriate

Freehold / leasehold

If leasehold, remaining term of lease:

years

Ground rent

£

per annum

Service charge if any

£

per annum

F Accommodation
state number of rooms

reception

kitchen

bedrooms

bathrooms

separate wc

other

G Is there a garage?

yes

no

If no, is there space for one?

yes

no

H Will you use the property offered as security wholly for your own residential purposes,
with no business usage?

yes

no

I Will you obtain vacant possession of the property on legal completion?

yes

no

If you have answered
no, to H or I, please
give details.

J Please enter below the names of anybody, aged 17 or over, who is not a mortgage applicant but who will be living in the property. All adults who will occupy the property at the time of the advance will be required to sign the Society's Consent to Mortgage form. The consent form is to ensure that the adult occupier (who is not otherwise bound by the terms of the mortgage deed) cannot jeopardise the Society's security in the unlikely event of the Society seeking to gain vacant possession of the property.

Title	Forename(s)	Surname(s)	Date of birth	Relationship to applicant(s)

Valuation report

The Society will instruct a suitably qualified person to obtain a valuation report on the property. The valuer is instructed to carry out his report in accordance with the Guidance Notes issued by the Royal Institution of Chartered Surveyors.

The valuer will carry out a limited visual inspection of the property and is not required to inspect covered, unexposed or inaccessible parts. On that basis a report will be made to the Society on the value of the property as mortgage security and on any factors likely to materially affect the value.

The valuation will not report on any defect, however serious, which is not yet apparent on a reasonably careful visual inspection or on any defects which the valuer does not think will materially affect the adequacy of the property as security. There may therefore be defects in the property which are not revealed by the valuation report, or there may be omissions in it which are not relevant to the Society in making an advance but would matter to you. **It is important that you should not rely on the Society's valuation report in deciding whether to proceed with the purchase.**

The Society strongly recommends that you obtain your own more detailed report on the condition and value of the property, based on a fuller inspection, to enable you to decide whether the property is suitable for your purposes.

The Society would be pleased to help you obtain a report suitable for your needs, such as a Homebuyers Report or Building Survey.

The fees for these reports are higher than the Society's valuation report because the surveyor will spend more time both inspecting the property and preparing a fuller report suitable for your needs.

You may make your own arrangements for obtaining a suitable report on the property. If you do so the Society will still require a valuation report for its own purposes.

The valuation fee payable to the Society includes an administration charge. If a final inspection is required, a further fee will be payable.

Please indicate the type of report required: tick box

☐ Basic report & valuation

☐ Homebuyer's report

☐ Building survey

Access arrangements for the Society's valuer

Name and address of vendor		
	postcode	telephone
Name and address of selling agent		
	postcode	telephone

Payment of fees

☐ Would you like us to contact applicant for fee payment?

OR

☐ Applicant will phone in to provide debit card details