

Retirement Mortgage



Application for a Decision in Principle

NOTES FOR COMPLETING THIS FORM

Please complete each section of this form as accurately as possible.

If you do not have full information about each pension scheme at this stage, we will accept estimates. **You may also complete the relevant sections in aggregate as opposed to listing each individual pension scheme.**

Detailed information about each pension will be required at application stage, including supporting evidence (for example pension statements).

If there is insufficient space in any section, please continue on a separate sheet of paper.

You may permit your adviser to complete this form on your behalf, including signing the declaration in section 11.

1. QUALIFYING CRITERIA

Will this lifetime mortgage be secured on your main residence?

YES

NO

Does the property meet our property eligibility criteria?

YES

NO

Are you UK resident with a right to live in the UK permanently?

YES

NO

Do you have a good credit history?

YES

NO

A good credit history means no CCJ's, defaults or serious arrears in the last 2 years, or IVA's and bankruptcies within the last 6 years

If you have answered "NO" to any of the above questions, this application will not be acceptable.

2. LOAN DETAILS

Why are you taking out this mortgage:

House purchase

Remortgage

Raise new capital

Estimated property value

£

Loan required

£

Application fee:

Add to loan

Deduct from advance

Paid on application

Purpose of loan:



3. APPLICANTS

	Applicant 1	Applicant 2
Personal status	<input type="checkbox"/> Employed <input type="checkbox"/> Self Employed <input type="checkbox"/> Retired	<input type="checkbox"/> Employed <input type="checkbox"/> Self Employed <input type="checkbox"/> Retired
Title		
Full Forename (s)		
Surname		
Previous Name(s)		
Date of Birth		
Gender	Male <input type="checkbox"/> Female <input type="checkbox"/>	Male <input type="checkbox"/> Female <input type="checkbox"/>
Marital Status	Married <input type="checkbox"/> Widowed <input type="checkbox"/> Single <input type="checkbox"/> Separated <input type="checkbox"/> Divorced <input type="checkbox"/>	Married <input type="checkbox"/> Widowed <input type="checkbox"/> Single <input type="checkbox"/> Separated <input type="checkbox"/> Divorced <input type="checkbox"/>
Age you intend to stop working		
Number of Dependants	<input type="checkbox"/> Ages <input type="text"/>	
Telephone/Mobile		
E-mail		
Current Address: <i>Please provide a 3 year address history on a seperate sheet of paper if necessary.</i>		
	Postcode <input type="text"/>	Postcode <input type="text"/>
Date moved into address:	<input type="text"/>	<input type="text"/>
Residential Status	<input type="checkbox"/> Homeowner with residential mortgage <input type="checkbox"/> Homeowner without a mortgage <input type="checkbox"/> Renting	<input type="checkbox"/> Homeowner with residential mortgage <input type="checkbox"/> Homeowner without a mortgage <input type="checkbox"/> Renting
Occupation		
Years in job		
If you are self employed: What is the nature of your business?		
What's your % shareholding in the firm		

4. INCOME: Please show the amounts received on an annual basis

	Applicant 1		Applicant 2	
State pension entitlement	Full <input type="checkbox"/> Lower £ <input type="text"/>		Full <input type="checkbox"/> Lower £ <input type="text"/>	
Additional State benefits (please specify)				
Index-linked pension income	Gross amount	Spouse's benefit	Gross amount	Spouse's benefit
Fund 1		%		%
Fund 2		%		%
Fund 3		%		%
Level pension income	Gross amount	Spouse's benefit	Gross amount	Spouse's benefit
Fund 1		%		%
Fund 2		%		%
Fund 3		%		%
Other retirement income	Gross amount	Spouse's inheritance	Gross amount	Spouse's inheritance
Investment income		%		%
Rental income		%		%
Other income (please specify)		%		%
Employment/self-employment income				
Salary or wages				
If self-employed net profit for last 3 years				
Year:				
Year:				
Year:				
Additional pension savings				
If you are not yet retired, or if there are pension savings not reflected in your income above, please tell us about them here				
Defined contribution pensions	Fund 1	Fund 2	Fund 1	Fund 2
Current Value (£) (net of tax free cash)				
Annual contributions (£) (both employer & employee)				
Index linked (Y/N)				
Spouse's benefit (%)				
Retirement age				
Defined benefit pensions	Fund 1	Fund 2	Fund 1	Fund 2
Accrued pension at retirement (£ p.a.)				
Index linked (Y/N)				
Spouse's benefit (%)				
Retirement age				

5. OUTGOINGS

Please tell us about your essential and discretionary expenditure here. Do not include any loan commitments here - please complete sections 7 and 8 instead.

		Essential expenditure	Discretionary expenditure	Total
Household costs	Utility bills			
	Council tax			
	Water rates			
	Home insurances			
	Ground rent/service charge			
Personal expenses	Food and drink			
	Clothing			
	Personal care			
	Health care			
	Telephone			
	Mobiles			
Leisure	TV			
	Internet			
	Socialising			
Travel	Public transport			
	Petrol			
	Car servicing and insurance			
Other committed outgoings	Please specify:			
Total monthly expenditure				
Annualised expenditure				

Are there any charges or claims against your pension incomes (for example a pension sharing order)?

Yes

No

If yes, please provide further details:

Guidance notes:

Essential expenditure should represent living expenses that you must incur in order to meet your minimum standards of quality of life and would be hard to reduce if you found it difficult to meet your mortgage payments in future.

Discretionary expenditure should represent amounts that you currently spend, but you would be prepared to reduce if you found it difficult to meet your mortgage payments in future.

6. EXISTING MORTGAGE DETAILS

If you currently have a mortgage on your main residence, please provide further details.

Lender

Balance outstanding

£

Monthly payment

£

Will this mortgage be repaid on completion of the Retirement Mortgage?

Yes

No

If no, please provide further information:

7. OTHER PROPERTIES OR MORTGAGE COMMITMENTS

If you own any other properties, please provide further details below.

	Property 1	Property 2
Property address		
Mortgage lender		
Balance outstanding		
Monthly mortgage payment		
Monthly rent receivable		
Is the property currently let? (Y/N)		
Estimated property value		

8. OTHER LOAN COMMITMENTS

If you have any other borrowings (for example credit card balances, hire purchase, mail order or personal loans), please provide further details below.

	Loan 1	Loan 2	Loan 3
Loan type			
Lender			
Balance outstanding			
Monthly payment			
Repaid on completion of this mortgage			

9. SOURCES OF CAPITAL REPAYMENTS

If you agree (as a condition of the mortgage offer) to use additional sources of funds to repay some of the loan capital in the future, we will allow this in the circumstances set out below.

Endowment policies On maturity, you can use these proceeds to reduce the loan value	Current fund values <input type="text"/> <input type="text"/> <input type="text"/>	Maturity dates <input type="text"/> <input type="text"/> <input type="text"/>
Tax free cash When you retire, you can use these proceeds to reduce the loan value	Applicant 1 % of tax free cash to be used <input type="text"/>	Applicant 2 % of tax free cash to be used <input type="text"/>
	<i>For example, insert 50% here if you are planning to take some tax free cash on retirement, and wish to use half of it to repay the loan.</i>	

Please note that if, after receiving the funds shown above, you do not use them to repay part of your loan, you will breach the terms and conditions of the loan. There is a risk that your home may be repossessed if you fail to comply with the terms and conditions.

10. ADVISER DETAILS AND DECLARATION

Company Name:

Firm reference number (FRN):

Name of Adviser:

Mortgage Club and/or Network:

Email address:

Contact number:

Address:

Postcode

Broker Fee (if applicable) £

If the applicant(s) have not signed the declaration in section 11, I confirm that I have drawn the applicant(s) attention to the matters contained therein.

Signed:

Date:

11. APPLICANT DECLARATION

For the purposes of obtaining a Decision in Principle, you may allow your adviser to make this declaration on your behalf.

This mortgage

- All the details I have provided in this form are, to the best of my knowledge and belief, true and complete. If Hodge Lifetime finds any of the details to be untrue, it could affect my eligibility for the mortgage or reduce the amount I may borrow
- I understand that a Decision in Principle does not constitute an offer of a mortgage

Fraud prevention

- If false or inaccurate information is provided and fraud is identified, details will be passed to fraud prevention agencies
- Law enforcement agencies may access and use this information
- We and other organisations may also access and use this information to prevent fraud and money laundering, for example, when:
 - Checking details on applications for credit and credit related or other facilities
 - Managing credit and credit related accounts or facilities
 - Recovering debt
 - Checking details on proposals and claims for all types of insurance
 - Checking details of job applicants and employees
- Please contact us at 0800 731 4076 if you want to receive details of the relevant fraud prevention agencies
- We and other organisations may access and use from other countries the information recorded by fraud prevention agencies

Credit searches

- Hodge Lifetime will search credit reference and fraud prevention agencies to check your identity, credit status and help us to make decisions
- Hodge Lifetime will undertake a credit search against each applicant recorded on this form
- A short guide to what we do, and how both we and credit reference and fraud prevention agencies will use your information is detailed in the section called "Use of your personal information by Hodge Lifetime, credit reference and fraud prevention Agencies" published in this application form

- If you would like to read the full details of how your data may be used please visit our website or phone us on 0800 731 4076
- By confirming your agreement to proceed you are accepting that we may use your information in this way
- If we decline this application, Hodge Lifetime is not obliged to tell you the reasons behind our decision

Use of my personal data

- The personal details I give on this form will be subject to the provisions of the Data Protection Act 1998 (the Act)
- The information will be retained by Julian Hodge Bank Limited who is the data controller, and may be stored on paper or an electronic medium
- The information held about me may be used for the following purposes:
 - Administering my application and mortgage
 - Assist in fraud prevention
 - Reporting to regulators or authorities
 - Market and product analysis
 - Verifying my age and identity, and anti-money laundering checks. A search may be undertaken with a credit reference agency to verify identity. This will mean:
 - The credit reference agency will check the details supplied against any database, public or otherwise
 - A record of the search will be retained
 - The credit reference agency may use the details provided to assist other companies for verification and identification purposes
- The information held about me may be shared with the following parties:
 - The professional advisers involved in taking out this mortgage, including solicitors, surveyors and my financial adviser
 - Hodge Lifetime's approved service providers in relation to this application
 - Other members of Hodge Lifetime's group, comprising Julian Hodge Bank Limited, its subsidiaries and associated companies
 - Regulators and authorities where required or permitted by law
- Hodge Lifetime may also use my information to contact me/us about its products and services that it believes may be of interest to me/us. If you would prefer not to receive marketing promotions from Hodge Lifetime please tick this box
- I have the right to see my personal information held on Hodge Lifetime's files; to do this I must put my request in writing and may be asked to pay a reasonable fee
- Telephone calls may be monitored and/or recorded in the interest of security and to help improve our service

By applying for this Decision in Principle, I agree that Hodge Lifetime can use the information in the ways described.

Applicant 1

Applicant 2

Date:



Use of your personal information by Hodge Lifetime, credit reference agencies and fraud prevention agencies

1. When You apply to Us for a mortgage account, We will check the following records about You and others (see 2 below):

- Our own;
- Credit reference agencies;
- Fraud prevention agencies.

When credit reference agencies receive a search from us they will place a search footprint on your credit file that may be seen by other lenders. They supply to us both public (including the electoral register) and shared credit and fraud prevention information.

We will make checks such as assessing this application for credit and verifying identities to prevent and detect crime and money laundering. We may also make periodic searches at credit reference agencies and fraud prevention agencies to manage your account with us.

2 If You make a joint application to Us, or have a spouse or financial associate, We will link your records together. You must be sure that You have their agreement to disclose information about them.

Credit reference agencies also link records together and these links will remain on file. You or your partner can make an application to the credit reference agency to disassociate your records to break that link.

3 We will send information about Your application to credit reference agencies and this information will be recorded by them. If Your application is successful and You borrow from us, We will give details of Your accounts and how You manage them to credit reference agencies. If You do not repay Your loan in full and on time, credit reference agencies will record the outstanding debt. They may supply this information to other organisations to perform similar checks, to trace Your whereabouts and recover debts that You owe. Records remain on file for 6 years after they are closed, whether settled by You or defaulted.

4 If You give us false or inaccurate information and We suspect or identify fraud We will record this and may also pass this information to fraud prevention agencies and other organisations involved in crime and fraud prevention.

5 If You have borrowed from Us and do not make payments that You owe Us, We will trace Your whereabouts and recover debts.

6 We and other organisations may access and use the information recorded by fraud prevention agencies from other countries.

7 Your data may also be used for other purposes for which You give Your specific permission or, in very limited circumstances, when required by law or where permitted under the terms of the Data Protection Act 1998.

How to find out more

This is a condensed version of how your data may be used. Full details are available on our website or by calling us to request a copy.

If you want to, you can also contact the credit reference agencies operating in the UK. The information they hold about you may not be the same so it is worth contacting them all. They will charge you a small statutory fee.

- CallCredit, Consumer Services Team, PO Box 491, Leeds, LS3 1WZ or call 0870 060 1414
- Equifax PLC, Credit File Advice Centre, PO Box 3001, Bradford, BD1 5US or call 0870 010 0583 or log on to www.myequifax.co.uk
- Experian, Consumer Help Service, PO Box 8000, Nottingham NG80 7WF or call 0844 481 8000 or log on to www.experian.co.uk

Please contact Hodge Lifetime if you want details of the relevant fraud prevention agencies.

Please send this form to:

Hodge Lifetime, Retirement Mortgage Administration, 29 Windsor Place, Cardiff CF10 3BZ.

Tel: 0800 731 4076 Fax: 029 2066 4440 Email: info@hodgelifetime.com

