

Forward funding facility subsequent property application form



0345 849 4040



0345 849 4041



btlenquiries@paragonbank.co.uk



www.paragonbank.co.uk

Where this application is being submitted by a professional adviser, this section must be completed in order to avoid processing delays.

Submitting intermediary

To ensure compliance with any business agreements you have in place, and also that the business is allocated to the correct source, please confirm whether you are submitting:-

<input type="checkbox"/>	As an appointed representative of	<input type="text"/>	Network
<input type="checkbox"/>	As Directly Authorised	<input type="checkbox"/>	Non regulated based on your CCL
Consultant's full name	<input type="text"/>		
Consultant's FCA number	<input type="text"/>		
Company name	<input type="text"/>		
Principal's FCA number	<input type="text"/>		
Intermediary's address	<input type="text"/> <input type="text"/> <input type="text"/>		
		Postcode	<input type="text"/>
Telephone number	<input type="text"/>	Fax number	<input type="text"/>
Email address	<input type="text"/>		
Paragon consultant code	<input type="text"/>		

Originating intermediary

Where this application is being originated by a different intermediary to the submitting intermediary, please complete the following details:

Consultant's full name	<input type="text"/>		
Consultant's FCA number	<input type="text"/>		
Company name	<input type="text"/>		
Principal's FCA number	<input type="text"/>		
Intermediary's address	<input type="text"/> <input type="text"/> <input type="text"/>		
		Postcode	<input type="text"/>
Telephone number	<input type="text"/>	Fax number	<input type="text"/>
Email address	<input type="text"/>		
Paragon consultant code	<input type="text"/>		

Applicant / Guarantor 1

Title	<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Miss	<input type="checkbox"/> Ms	Other <input type="text"/>	
First names (in full)	<input type="text"/>					
Surname	<input type="text"/>					
Current residential address <i>(Please ensure the postcode is shown in full)</i>	<input type="text"/> <input type="text"/> <input type="text"/>					
Length of time at this address	<input type="text"/>	<input type="text"/>	Years	<input type="text"/>	<input type="text"/>	Months
Home telephone number	<input type="text"/>					
Mobile telephone number	<input type="text"/>					
Email address	<input type="text"/>					

Applicant / Guarantor 2

Title	<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Miss	<input type="checkbox"/> Ms	Other <input type="text"/>	
First names (in full)	<input type="text"/>					
Surname	<input type="text"/>					
Current residential address <i>(Please ensure the postcode is shown in full)</i>	<input type="text"/> <input type="text"/> <input type="text"/>					
Length of time at this address	<input type="text"/>	<input type="text"/>	Years	<input type="text"/>	<input type="text"/>	Months
Home telephone number	<input type="text"/>					
Mobile telephone number	<input type="text"/>					
Email address	<input type="text"/>					

Applicant / Guarantor 3

Title	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms Other <input type="text"/>
First names (in full)	<input type="text"/>
Surname	<input type="text"/>
Current residential address <i>(Please ensure the postcode is shown in full)</i>	<input type="text"/> <input type="text"/> <input type="text"/> <div style="text-align: right;">Postcode</div>
Length of time at this address	<input type="text"/> <input type="text"/> Years <input type="text"/> <input type="text"/> Months
Home telephone number	<input type="text"/>
Mobile telephone number	<input type="text"/>
Email address	<input type="text"/>

Applicant / Guarantor 4

Title	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms Other <input type="text"/>
First names (in full)	<input type="text"/>
Surname	<input type="text"/>
Current residential address <i>(Please ensure the postcode is shown in full)</i>	<input type="text"/> <input type="text"/> <input type="text"/> <div style="text-align: right;">Postcode</div>
Length of time at this address	<input type="text"/> <input type="text"/> Years <input type="text"/> <input type="text"/> Months
Home telephone number	<input type="text"/>
Mobile telephone number	<input type="text"/>
Email address	<input type="text"/>

List of property exclusions

By ticking the below boxes you confirm that:

Any capital raising is being utilised for purposes concerned with the owning and renting of residential property	<input type="checkbox"/>
The property is not being purchased or refinanced through a property investment club or syndicate	<input type="checkbox"/>
The applicants are not in any way connected to a property investment club or syndicate	<input type="checkbox"/>
The property is NOT:	
a property with more than 20 self-contained units	<input type="checkbox"/>
a shared ownership property (currently or previously)	<input type="checkbox"/>
a converted flat where the applicant occupies a property in the same building	<input type="checkbox"/>
a freehold flat or maisonette in England or Wales	<input type="checkbox"/>
designated as defective under any housing legislation	<input type="checkbox"/>
subject to agricultural or other planning restrictions	<input type="checkbox"/>
subject to notice of mineral extraction, contaminated land or previous mining subsidence and landfill	<input type="checkbox"/>
being purchased under the Right to Buy scheme or Housing Association Scheme	<input type="checkbox"/>
built within the last ten years without an NHBC certificate or other guarantee acceptable to us	<input type="checkbox"/>
leasehold with less than 85 years unexpired at the start, and/or less than 65 years unexpired at the end of the mortgage	<input type="checkbox"/>
a non traditional construction such as concrete or timber or where existing or possible structural defects are apparent	<input type="checkbox"/>
located within either ten meters of an electrical sub-station or 100 metres of an overhead high voltage cable or communication mast	<input type="checkbox"/>
subject to a pre-emption clause	<input type="checkbox"/>
a property with solar panels fitted where they are subject to a lease agreement	<input type="checkbox"/>

Property 1

Product and interest rate required	<input type="text"/>	
Loan required	£ <input type="text"/>	Term <input type="text"/> <input type="text"/> Years
Method of repayment	<input type="checkbox"/> Interest only	<input type="checkbox"/> Capital and Interest
Loan purpose	<input type="checkbox"/> Purchase	<input type="checkbox"/> Remortgage
Purchase price	<input type="text"/> <input type="text"/>	
<small>(if remortgage, please state original purchase price and date purchased)</small>		
Estimated value	£ <input type="text"/>	
Address of property	<input type="text"/> <input type="text"/> <input type="text"/>	
		Postcode
Type of property	<input type="checkbox"/> House	<input type="checkbox"/> Flat / Maisonette <input type="checkbox"/> Bungalow
Number of self-contained units	<input type="text"/> <input type="text"/>	
If flat or maisonette	<input type="checkbox"/> Purpose built	<input type="checkbox"/> Converted <input type="checkbox"/> Studio
If house or bungalow	<input type="checkbox"/> Detached	<input type="checkbox"/> Semi-detached <input type="checkbox"/> Terraced
Number of storeys in block	<input type="text"/> <input type="text"/>	Number of flats in block <input type="text"/> <input type="text"/>
Tenure	<input type="checkbox"/> Freehold <input type="checkbox"/> Leasehold	
If leasehold:	Unexpired term <input type="text"/> <input type="text"/> Years	
Age of property	<input type="text"/> <input type="text"/> Years	
Is the property attached to, or above, commercial premises?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, give details <input type="text"/>
Is the property ex local authority?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, give details <input type="text"/>

Property 1 *(continued)*

Is the property to be let or occupied by the current, or a former owner, of the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, give details	<input type="text"/>
Is the property in, or to be in, multiple occupation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, number of unrelated occupants	<input type="text"/>
Anticipated rental/rental income received	<input type="text"/>			£ <input type="text"/> Per month
Source of deposit (purchases)	<input type="text"/>			
Name and address of person to contact to arrange an inspection of the property	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>			
Telephone number	<input type="text"/>			
Mobile number	<input type="text"/>			

Property 2

Product and interest rate required	<input type="text"/>	
Loan required	£ <input type="text"/>	Term <input type="text"/> <input type="text"/> Years
Method of repayment	<input type="checkbox"/> Interest only	<input type="checkbox"/> Capital and Interest
Loan purpose	<input type="checkbox"/> Purchase	<input type="checkbox"/> Remortgage
Purchase price	<input type="text"/> <input type="text"/>	
<small>(if remortgage, please state original purchase price and date purchased)</small>		
Estimated value	<input type="text"/>	
Address of property	<input type="text"/> <input type="text"/> <input type="text"/>	
		Postcode
Type of property	<input type="checkbox"/> House	<input type="checkbox"/> Flat / Maisonette <input type="checkbox"/> Bungalow
Number of self-contained units	<input type="text"/> <input type="text"/>	
If flat or maisonette	<input type="checkbox"/> Purpose built	<input type="checkbox"/> Converted <input type="checkbox"/> Studio
If house or bungalow	<input type="checkbox"/> Detached	<input type="checkbox"/> Semi-detached <input type="checkbox"/> Terraced
Number of storeys in block	<input type="text"/> <input type="text"/>	Number of flats in block <input type="text"/> <input type="text"/>
Tenure	<input type="checkbox"/> Freehold <input type="checkbox"/> Leasehold	
If leasehold:	Unexpired term <input type="text"/> <input type="text"/> Years	
Age of property	<input type="text"/> <input type="text"/> Years	
Is the property attached to, or above, commercial premises?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, give details <input type="text"/>
Is the property ex local authority?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, give details <input type="text"/>

Property 2 *(continued)*

Is the property to be let or occupied by the current, or a former owner, of the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, give details	<input type="text"/>
Is the property in, or to be in, multiple occupation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, number of unrelated occupants	<input type="text"/>
Anticipated rental/rental income received	<input type="text"/>			£ <input type="text"/> Per month
Source of deposit (purchases)	<input type="text"/>			
Name and address of person to contact to arrange an inspection of the property	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>			
Telephone number	<input type="text"/>			
Mobile number	<input type="text"/>			

Solicitor details

Please note: It is normally possible for the solicitor you/the company appoint to also act for the Lender. However, we can only instruct your solicitor if the firm has been/will be appointed to Paragon's conveyancing panel, having met our criteria. We reserve the right to refuse to instruct your solicitor at our discretion. Please refer to our portfolio lending guidelines and submission requirements for further information.

Solicitor firm name	<input type="text"/>
Name of person acting	<input type="text"/>
Address	<input type="text"/> <input type="text"/>
	Postcode
Telephone number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>
DX number	<input type="text"/>
What (if any) is the relationship between you/the company and the solicitor?	<input type="text"/> <input type="text"/>

Additional information *(must be completed in all circumstances)*

As a responsible lender, when you apply for a mortgage/insurance, we have to assess all material facts before an offer is issued. It is your responsibility to disclose any material fact that could influence our decision.

The following questions we consider to be material and must be answered before we can assess your application.

1. Have you (or any persons normally resident with you):		
a) ever been convicted of any offence (other than driving offences)?	<input type="checkbox"/>	<input type="checkbox"/>
b) had any insurer decline or cancel insurance or impose special terms?	<input type="checkbox"/>	<input type="checkbox"/>
c) claimed on any home or personal insurance in the last three years?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is it your intention to leave the property unoccupied for more than 30 consecutive days a year?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any future changes to your income or expenditure that would affect your ability to repay the mortgage?	<input type="checkbox"/>	<input type="checkbox"/>
4. Have you ever incurred mortgage or unsecured credit arrears, been declared bankrupt, entered into arrangement with creditors or been party to a mortgage where the property has been taken into possession?	<input type="checkbox"/>	<input type="checkbox"/>
5. Have you ever been declared bankrupt whilst being a director of a company that went into liquidation, receivership or administration or been disqualified from being a director of a company?	<input type="checkbox"/>	<input type="checkbox"/>
6. Have you ever had a county court judgement or any other court order made against you?	<input type="checkbox"/>	<input type="checkbox"/>
7. Have you been refused a mortgage in the last 12 months?	<input type="checkbox"/>	<input type="checkbox"/>

If you have answered yes to any of the above questions, or if you are in doubt as to whether any fact is material, you should provide full details.

This is our standard client agreement upon which we intend to rely. For your own benefit and protection, you should read these terms carefully before proceeding. If you do not understand any point, please ask for further information.

By signing you are confirming that:

- a) The information given, whether on the application form or otherwise, is true, accurate, complete and not misleading and that you will notify us promptly of any changes that may occur before the mortgage is completed
- b) You have never been refused a mortgage by another lender
- c) You have never been in arrears with any credit agreement
- d) You have never had a judgement for debt registered against you or been declared bankrupt/ sequestrated or failed to maintain payments under any mortgage or other credit agreement
- e) We may make all enquiries we feel appropriate (including with HM Revenue & Customs under the HMRC Verification Scheme to confirm the income information and documents you have provided are true and genuine, any Credit Reference Agency, or any past/present employer, accountant, lender or bank) for deciding whether to proceed with this application and which we consider necessary for confirmation, credit assessment and account management
- f) If identity and/or immigration papers are provided you give us permission to check your status with the Home Office. In compliance with the 2016 Immigration Act, your details will be checked against the Home Office database
- g) You waive any confidentiality or privilege in respect of this application, and the mortgage transaction as a whole, and confirm that any solicitor or other party acting for you is authorised to disclose to us, at any time (whether before or after completion of the mortgage), any information or documentation we request which ought reasonably to be considered relevant or which might reasonably influence our decision to lend, including the entirety of the solicitor's file(s) (regardless of whether there is a joint file or a separate file for you and us), the financial records and the ledger card
- h) If we provide you with a copy of, or extract from, our valuation report, we make no representation or warranty (express or implied) nor accept any liability or responsibility in respect of its contents
- i) Any payments in respect of the mortgage are made for, and on behalf of, all parties to it
- j) Where you are not a consumer buy to let borrower, your mortgage is entered in wholly or predominantly for the purposes of a business carried on, or intended to be carried on, by you. You understand that you will not have the benefit of the protection and remedies that would be available to you under the Mortgage Credit Directive Order if the agreement were a regulated mortgage contract under that Order. You are aware that if you are in any doubt as to the consequences of the agreement not being regulated by the Order then you should seek independent legal advice
- k) We may record or monitor any telephone or email communication with you for training purposes or client protection
- l) We may decline this application or withdraw any subsequent offer without stating a reason
- m) Any additional security insurance arrangements are for our benefit only and you have no right or claim in relation to them
- n) You are aware that it is a criminal offence to knowingly provide false information to obtain a mortgage and that it may make you liable to criminal prosecution
- o) You are aware that to forge a signature may make you liable to criminal prosecution
- p) You are aware of and consent to the Securitisation and the Your data – Our promise provisions below
- q) You agree that the lender may issue correspondence, addressed to all applicants, either electronically to the email address of the first applicant or by post to the correspondence address of the first applicant (each as provided in the loan application) or if the borrower is a limited company to the registered office.

Securitisation

You confirm that we may transfer or securitise any mortgage or guarantee that you may have with us. You understand that securitisation typically involves us transferring all or some of the rights and duties that go with the mortgage or guarantee to an investor who normally asks us to carry on administering them as though our own. So that, for example, following securitisation we would normally continue to collect payments and should you experience any difficulties in making payments, or have any queries, you should contact us.

Your data – Our promise

Paragon knows that your personal data belongs to you and not us. That's why when you, or a third party, share your personal data with us we make sure that we keep it private and safe.

We use your personal data to decide whether you're eligible for a Paragon product, to administer your account and for a variety of other reasons but sometimes it may lead to us refusing to provide, or continue to provide, you with a product or service.

Your information may be transferred to and stored in locations outside the UK and European Economic Area (EEA), including countries that may not have the same level of protection for personal information. When we do this, we'll ensure it has an appropriate level of protection and that the transfer is lawful. We may need to transfer your information in this way to carry out our contract with you, to fulfil a legal obligation, to protect the public interest and/or for our legitimate interests.

To ensure that your personal data does receive an adequate level of protection, we have put in place approved standard contractual clauses which constitute appropriate measures to ensure that your personal data is treated by those third parties in a way that is consistent with and which represents the EU and UK laws on data protection.

If you are an Expatriate, due to the nature of the product you have chosen, a set of transfers of your personal information to countries outside the UK may be required. Our lawful basis for these transfers are because they are necessary to implement precontractual measures and for the performance of a contract between you and Paragon. We also share your information with a number of third parties.

You have the right to know how we, and the fraud prevention agencies, will use your information. The personal information we collect from you will be shared with fraud prevention agencies who will use it to prevent fraud and money laundering and to verify your identity. If fraud is detected, you could be refused certain services, finance or employment. Your information will also be shared with credit reference agencies (CRAs) to carry out credit checks and record details of your repayment history.

In considering your application we will search your personal and, where applicable, business record at one or more CRA's. They will add to your records details of our search and your application and this will be seen by other organisations that make searches. Information held about you by the CRA's may already be linked to records relating to one or more of your partners. For the purposes of this application you may be treated as financially linked and your application will be assessed with reference to any 'associated' records.

If you are a joint applicant or if you have told us of some other financial association with another person, you must be sure that you are entitled to;

- Disclose information about your joint applicant and anyone referred to by you
- Authorise us to search, link or record information at CRA's about you and anyone referred to by you

An 'association' between joint applicants and between you and anyone you tell us is your financial partner will be created at the CRA's. This will link your financial records, each of which will be taken into account in all future applications by either, or both of you. This will continue until one of you successfully files a disassociation at the CRA's.

We will/may use a credit scoring or other automated decision-making system when assessing your application. You have the right to obtain human intervention on the part of the controller to express his or her point of view and to contest the decision.

DECLARATION

We will also add to your personal and, where applicable, business record with one or more of the CRA's details of your agreement with us, the payment you make under it, any default or failure to keep to its terms and any change of address you fail to tell us about where a payment is overdue. These records will be shared with other organisations and used by us and them to trace debtors, recover debt and to manage your account or insurance policies.

We may make periodic searches at CRA's and fraud prevention agencies to manage your account with us.

If you are a director, we will seek confirmation from CRA's that the residential address that you provide is the same as that shown on the restricted register of directors' usual addresses at Companies House.

Information on applications will be sent to CRA's and will be recorded by them including information on your business and its proprietors and CRA's may create a record of the name and address of your business and its proprietors if there is not one already. The CRA's have drafted a notice called 'Credit Reference Agency Information Notice' (CRAIN) which sets out how your data will be processed by Transunion (formerly Callcredit), Equifax and Experian. Please go to <https://www.equifax.co.uk/crain.html>, <https://www.transunion.co.uk/crain> or <http://www.experian.co.uk/crain/index.html> to read the notice in full.

Further details of how your information will be used by us, the CRA's, fraud prevention agencies, and your data protection rights, can be found on <https://www.paragonbank.co.uk/data-protection>, calling **0800 375 720** or by contacting us.

We may also use the information we hold about you to inform you of products and services which are similar to the ones you currently hold with us which we believe will be of interest to you, and for statistical and analytical purposes.

We will only keep your personal data for as long as we need it and you have a right to ask for a copy of the personal data we hold about you.

If the personal data we hold is incorrect you have a right to ask for it to be corrected and, if you believe that we no longer have a reason to keep your personal data, you have a right to ask for it to be deleted.

For lots more information on what we do with your personal data, why we do it and what rights you have over that data, including how to make a complaint to the ICO, visit <https://www.paragonbank.co.uk/data-protection> or contact us.

All applicants/guarantors to the mortgage are required to sign the following section. To forge a signature makes you liable to criminal prosecution.


Signature	Print name	Date
Signature	Print name	Date
Signature	Print name	Date
Signature	Print name	Date


We accept no responsibility for any representations made by any employee or agent of ours or any other person unless these are incorporated in the offer or are subsequently confirmed by us in writing.

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