

Buy to Let form for Top Slicing

Applicant name(s)	<input type="text"/>		
Mortgage account number	<input type="text"/>		
Introducer name	<input type="text"/>		
Introducer company	<input type="text"/>	Financial Services Register number	<input type="text"/>
Product code	<input type="text"/>		
Product fee (if applicable)	£ <input type="text"/>	Added to Loan	<input type="checkbox"/>
		Deducted from Loan	<input type="checkbox"/>

As the rental value confirmed by the valuer doesn't meet our Buy to Let Interest Cover Ratio requirements, we can consider this application for a Top Slicing mortgage. This means we'll assess whether the applicant has enough income to support the shortfall in rent by taking their personal income and outgoings into account. Please fill in this form and supply it to us so we can assess the application further.

Section One - Income

	First applicant	Second applicant
1 Please tell us the applicant's income details	Basic salary <input type="text"/> £ Guaranteed bonus <input type="text"/> £ Non guaranteed bonus, overtime, commission <input type="text"/> £	Basic salary <input type="text"/> £ Guaranteed bonus <input type="text"/> £ Non guaranteed bonus, overtime, commission <input type="text"/> £
2 If the applicant is self employed, have they been trading for 3 years?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
3 If the applicant is self employed or owns 25% or more of the shares in their employer's business, please tell us either, the net profit before tax or their share of the net profit (if the business is a partnership) for the last 2 years	Please start with the most recently completed accounts 1 Year ending <input type="text"/> £ 2 Year ending <input type="text"/> £	Please start with the most recently completed accounts 1 Year ending <input type="text"/> £ 2 Year ending <input type="text"/> £
4 If the applicant owns at least 25% of the shares in their employer's business, please tell us the gross dividend income received from the business in the last 2 years	Please start with the most recently completed accounts 1 Year ending <input type="text"/> £ 2 Year ending <input type="text"/> £	Please start with the most recently completed accounts 1 Year ending <input type="text"/> £ 2 Year ending <input type="text"/> £

First applicant

Second applicant

5 What will the applicant's marginal rate of income tax be when the annual rent for this Buy to Let is taken into account?

For England, Wales & Northern Ireland

Non payer

Basic rate

Higher rate

Additional rate

For Scotland

Non payer

Starter rate

Basic rate

Intermediate rate

Higher rate

Top rate

For England, Wales & Northern Ireland

Non payer

Basic rate

Higher rate

Additional rate

For Scotland

Non payer

Starter rate

Basic rate

Intermediate rate

Higher rate

Top rate

6 What is the applicant's intended retirement age?

years

years

7 If the applicant's loan extends past their retirement age, what is their annual retirement income expected to be?

State pension

£

Total of private pension(s)

£

▲ Please give further details of any private pensions in Section Four on page 3

State pension

£

Total of private pension(s)

£

▲ Please give further details of any private pensions in Section Four on page 3

8 If the applicant is already retired, please tell us their total retirement income

State pension

£

Total of private pension(s)

£

▲ Please give further details of any private pensions in Section Four on page 3

State pension

£

Total of private pension(s)

£

▲ Please give further details of any private pensions in Section Four on page 3

9 Does the applicant have any other income?

Yes

No

▲ If yes, please give further details of any other income in Section Four on page 3

Yes

No

▲ If yes, please give further details of any other income in Section Four on page 3

10 Is the applicant aware of any future events which may affect their income?

Yes

No

▲ If yes, please give further details in Section Four on page 3

Yes

No

▲ If yes, please give further details in Section Four on page 3

Section Two - Current property

For applications in joint names, please make sure the figures given are total amounts and are the same for each applicant

First applicant

Second applicant

11 Does the applicant hold a mortgage on their current residential property?

Yes

No

Yes

No

12 How much is the monthly mortgage payment?

£

£

13 What is the outstanding balance on this mortgage?

£

£

14 Is the applicant in the process of or thinking about remortgaging their current residential property?

Yes

No

Yes

No

First applicant

Second applicant

15 How much is the monthly payment expected to be for their new residential mortgage?

16 How much is the loan expected to be for their new residential mortgage?

Section Three - Outgoings

First applicant

Second applicant

17 What is the total balance of all Buy to Let mortgages held with other lenders (including any applications in progress)?

18 What is the total monthly rental income received for all current rental properties held (excluding the rental for this application)?

19 Is the applicant aware of any future events which may affect their expenditure?

Yes

No

▲ If yes, please give further details in Section Four on page 3

Yes

No

▲ If yes, please give further details in Section Four on page 3

Section Four - Additional information

Use this box to tell us more about:

- Private pension income and provider details
- Other employment
- What the future events are that may affect the applicant's income and/or expenditure and when the change will take affect?

Section Five - Declaration and Consent

All applicants must agree to proceed with the application on the basis of this Declaration and Consent. By submitting this form, the Intermediary confirms that they have the applicants consent to provide this additional information as part of the application. The applicant(s) will receive a copy of the Declaration and Consent with their mortgage offer which they'll be asked to sign and return it to us.

Declaration and Consent

To: Bank of Ireland (UK) plc (including its successors and assignees) trading as Bank of Ireland UK ('you'):

I confirm that

1. The information I have given you is true and complete to the best of my knowledge and belief. I will let you know straight away if any of the information changes before completion of the mortgage.
2. If I have told you I will repay existing debts, whether from additional funds raised by this mortgage or not, these will be repaid before or immediately after completion.
3. I will not be borrowing any more money to make immediate improvements to the property, unless I tell you otherwise.
4. I will have full vacant possession of the property on completion, unless I tell you otherwise.
5. I will not rely on any valuation report prepared for Bank of Ireland UK when deciding:
 - a. to go ahead with the purchase or remortgage of the property
 - b. how much to pay for the property
6. The property is not self-build unless I tell you otherwise.
7. I am not purchasing under either a 'Right to Buy', 'Rent to Mortgage', 'Shared Ownership' (unless the property is in Northern Ireland and I have applied through a Bank of Ireland branch) or 'Voluntary Purchase Grant' scheme.
8. If the property is less than ten years old, there is or will be an approved new home warranty scheme or Professional Consultant's Certificate in place.

I understand that

1. You have the legal power included in the Mortgage Deed (Standard Security in Scotland) to transfer my mortgage to another organisation which may not be a bank or an organisation linked to a bank. I agree you can exercise this power at any time during the term of the mortgage.
2. Bank of Ireland UK is a trading name of Bank of Ireland (UK) plc.
3. My mortgage may be refused if you get information later that disagrees with what I (or someone acting on my behalf) have already told you.
4. It is my responsibility to make sure the property is sufficiently insured at all times. Any insurance policy which I take out through your insurer may mean you will receive a commission and I agree to this.
5. I will be responsible for all mortgage payments if I become unemployed, sick or have an accident.
6. Any monthly payments made by any one of the borrowers may be treated as payment for all of the borrowers.

In the following sections 'our', 'we' and 'us' means Bank of Ireland (UK) plc and 'you' or 'your' means the applicants.

Keeping you informed

Bank of Ireland (UK) plc and other members of the Bank of Ireland Group would like to tell you about financial products and associated services, such as mortgages, savings, loans and credit cards. This may include offers of new rates, where relevant, that may be of interest to you.

By ticking one or more of these boxes you consent to receive information about financial products and services by:

Post Phone Email SMS

You agree if you do not give consent this may limit the information, products and services we can offer you.

Please note: if you have any other accounts with Bank of Ireland and have provided a different preference to those chosen above, please allow for a short period of time for your latest preference to apply. You are free to change your consent at any time. (To do this - see our Privacy Notice www.bankofirelanduk.com/privacynotice.)

Submitting your application


In order to process your application we will supply your personal information to credit reference agencies (CRAs) and they will give us information about you, such as about your financial history. We do this to assess creditworthiness and product suitability, check your identity, manage your account, trace and recover debts and prevent criminal activity.

We will also continue to exchange information about you with CRAs on an ongoing basis, including about your settled accounts and any debts not fully repaid on time. CRAs will share your information with other organisations. Your data will also be linked to the data of your spouse, any joint applicants or other financial associates.

The identities of the CRAs, and the ways in which they use and share personal information, are explained in more detail at www.bankofirelanduk.com/privacynotice.

The personal information we have collected 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. Further details of how your information will be used by us and these fraud prevention agencies and your data protection rights can be found at www.bankofirelanduk.com/privacynotice.

Your Personal Information

 We take your privacy seriously and we want you to be clear about how we use your personal information.

Please read our Privacy Notice www.bankofirelanduk.com/privacynotice which explains, for example:

- The types of personal information we collect
- How we use your personal information
- Who we share your personal information with
- Your personal information rights

By submitting your application you confirm you have read the above information and our Privacy Notice www.bankofirelanduk.com/privacynotice.

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