

Newcastle Building Society - Intermediary Lending FAQs

We regularly receive queries about our products and the service we provide. To help answer these questions from the outset we have outlined the most Frequently Asked Questions below.

Q1 What do I have to send with an application form?

Please refer to the application checklist that can be found as a link on the website: www.newcastleis.co.uk

Q2 How can I apply?

At the moment, we only accept paper applications. Please return the application with all the relevant documentation to Intermediary Services, Portland House, New Bridge Street, Newcastle upon Tyne NE1 5AL.

Q3 How do we pay a clients applications fees?

Please send a cheque to Intermediary Services, Portland House, New Bridge Street, Newcastle upon Tyne NE1 5AL. Please make cheques payable to Newcastle Building Society.

Q4 Who carries out the valuations?

Valuations are instructed via our panel manager on behalf of the Society throughout England & Wales. A scale of fees for this service can be found in our lending policy document. For properties in Scotland, the Society require a transcript of the valuation report - the valuer must be on the Society's panel and the transcript must be addressed to Newcastle Building Society. Alternatively, we can instruct our panel valuers.

Q5 Do you consider applicants with one or more rental properties in the background?

This scenario can be considered as long as the applicant can demonstrate that the rental properties are self sufficient i.e. rental income is sufficient to support 110% of mortgage payments and that it is sustainable. This would need to be verified by sight of relevant documentation i.e. tenancy agreement(s), mortgage statements and a portfolio summary for investors with a number of properties. If you have any further queries, please contact your Business Development Manager (BDM).

Q6 Do you consider applications from British nationals working abroad or returning expats?

We can consider applications in each of these scenarios, but restrictions apply to maximum LTV's and the documentation required. Please refer to our lending policy document in the first instance. If you have any further queries please contact your Business Development Manager (BDM).

Q7 How is existing debt treated on calculating the maximum loan?

Any outstanding credit commitments that will still be in place after the mortgage begins (other than those with less than 6 months to run) will need to be captured within the affordability assessment. Credit commitments are taken as a monthly deduction from applicants disposable income before the maximum loan we can consider is calculated.

Q8 When do I need to send in a Decision in Principle (DIP)?

A DIP is only required if the loan amount is over £350,000 or your client falls outside our lending policy. Please refer to our DIP criteria form for details.

Q9 Why can fees no longer be added if it takes the loan over 80% LTV?

Lenders are now required to allocate greater levels of capital to loans with higher LTV's. The Society therefore prices its mortgage products by LTV band and fees are included within that calculation. Fees cannot be added where it would take the LTV over the maximum LTV for that product.

Q10 Do you accept Interest Only applications and what supporting information is required?

We accept interest only applications up to a maximum LTV of 75%. Any additional borrowing beyond this limit must be on a repayment basis. We will also require you to confirm details of the repayment vehicle to be used to repay the loan at the end of the term.

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Intermediary Services is a registered trading name of Newcastle Building Society.
Principle Office: 1 Cobalt Way, Cobalt Business Park, North Tyneside, NE28 9EJ.



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