



Adviser Report

Adviser: Fred Smith

Firm: My Broker Company

Organisation: The Select Partnership

FSA Number:

Client: Mr & Mrs B J & J F Blackwell

Transaction: Home Mover

Security Address: 6 Magnolia Drive, Lutterworth, Leicestershire, LE17
4RS

Contact Address: 31 Juniper Close, Lutterworth, Leicestershire, LE17
4US

Report Reference: SP60033848

Report Date: 27 October 2010




Client Information



Client 1 - Brian J Blackwell

Date of Birth: **23 September 1971** Gender: **Male** Time At Address: **8 years**
Address: **31 Juniper Close, Lutterworth, Leicestershire, LE17 4US**

Identity Check

Identity Result: **Pass**  Identity Confirmations: **3** Address Confirmations: **7**
Reference: **SP60033848BLACKWELLBJ19710923** DoB Match: **Yes** Phone Number Match: **Yes** DoB on Electoral Role: **Yes**
Sufficient name and address matches were found to confirm the client's identity and address electronically. No action is required. Customer Due Diligence requirements have been satisfied.

Risk Assessment

Risk Rating:  Credit Score: **195** 

Extremely high levels of adverse data are contained within the clients credit file. This will require specialist advice surrounding the clients' ability to apply for mortgage or loan facilities. You should discuss the case with line management to determine the best course of action. It is recommended you do not proceed further until such time as you have consulted colleagues.

The credit score is calculated using a number of factors based upon the clients credit history. The credit score attributed to this client should be assessed in the context of other data obtained surrounding this transaction.

Debt Summary

<i>Mortgage/Secured Loans</i>	<i>Priority Debt</i>	<i>Unsecured Loans</i>	<i>Credit Cards</i>	<i>Credit Limit</i>	<i>Credit Usage</i>
£0	£0	£4,070	£277	£250	111 %

The client's total debt reflected in their credit report is **£4,347** and they are currently paying a total of **£0** per month to service this debt.



Accounts Requiring Attention

Lender	Type	Balance	Limit	Payment	Status	Arrears
Equifax Test 2	Loan	£4,070	N/A	£0	Defaulted	None

An account has been defaulted. Further action in the courts may have been pursued or is pending. Full information regarding the default should be obtained and the circumstances surrounding the default fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

Lender	Type	Balance	Limit	Payment	Status	Arrears
Equifax Test 2	Revolving Credit	£277	£250	£0	In Arrears	None

A credit agreement has missed payments and has accrued arrears. The lender in question will have contacted the client and may be pursuing recovery. Full information regarding the credit agreement arrears should be obtained and the circumstances surrounding this fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

Lender	Type	Balance	Limit	Payment	Status	Arrears
*equiscore Test (Cu&pr Add/full Insight)	Credit Card	£0	£0	£0	Delinquent	None

A credit agreement has been registered as delinquent. This generally means that the client has missed payments on a credit agreement and the lender has not been able to contact the client to resolve the situation. Full information regarding the delinquency notification should be obtained and the circumstances surrounding this fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

Lender	Type	Balance	Limit	Payment	Status	Arrears
Equifax Test 2 /XXXXXXXXXXXXXXXX2129	Loan	£0	N/A	£0	Delinquent	None

A credit agreement has been registered as delinquent. This generally means that the client has missed payments on a credit agreement and the lender has not been able to contact the client to resolve the situation. Full information regarding the delinquency notification should be obtained and the circumstances surrounding this fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

Lender	Type	Balance	Limit	Payment	Status	Arrears
Equifax Test 2	Mail Order Agency	£0	N/A	£0	Payment Missed	None

A credit agreement has a number of missed/late payments recorded. The account is now up to date. Full information regarding the credit agreement arrears should be obtained and the circumstances surrounding this fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

Lender	Type	Balance	Limit	Payment	Status	Arrears
Equifax Test 2	Hire Purchase	£0	N/A	£0	Payment Missed	None

A credit agreement has a number of missed/late payments recorded. The account is now up to date. Full information regarding the credit agreement arrears should be obtained and the circumstances surrounding this fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

Lender	Type	Balance	Limit	Payment	Status	Arrears
Equifax Test 2	Fixed Term	£0	N/A	£0	Payment Missed	None

A credit agreement has a number of missed/late payments recorded. The account is now up to date. Full information regarding the credit agreement arrears should be obtained and the circumstances surrounding this fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

Public Information

Ruling	Status	Amount	Court Name	Date	Satisfied	Case Number
County Court Judgement Paid	Satisfied	£937	NORTHAMPTON	31/03/2008	01/05/2010	EFX02771

A judgement or decree (Scotland) issued by a court as a result of the clients' failure to make payments to a creditor has been satisfied and there are no outstanding payments. Full information regarding this should be obtained and discussed with the client. You will need to obtain a letter of satisfaction.

Ruling	Status	Amount	Court Name	Date	Satisfied	Case Number
County Court Judgement	Active	£937	NORTHAMPTON	31/03/2008		EFX02771

A judgement or decree (Scotland) has been issued by a court as a result of the clients' failure to make payments to a creditor. The judgement or decree is active and has payments outstanding. Full information regarding this should be obtained and discussed with the client. You will need to submit an AIP to a lender should you decide to continue with an application on behalf of the client.

Gone Away Alerts

Company: EFX441070 - SHOP DIRECT FINANCE COMPANY **Date:** 01/09/2008

The client has moved address without notifying the lender of a forwarding address, leaving behind an outstanding credit amount which is at least 30 days in arrears. You should fully discuss this with the client before continuing the advisory process. A satisfactory explanation will need to be conveyed to a lender before submission and an AIP process should be followed if deemed necessary. You should consult your line manager or MLRO.



Searches

Company

Norton Finance (UK) Ltd
*future Mortgages - Hfs Loans

Reason

Credit Search
Credit Search

Date


31/10/2009
31/01/2010





Client 2 - Jane F Blackwell

Date of Birth: **21 February 1974** Gender: **Female** Time At Address: **8 years**
Address: Same as Applicant 1

Identity Check

Identity Result: **Pass**  Identity Confirmations: **3** Address Confirmations: **7**
Reference: SP60033848BLACKWELLJF19740221 DoB Match: Yes Phone Number Match: Yes DoB on Electoral Role: Yes
Sufficient name and address matches were found to confirm the client's identity and address electronically. No action is required. Customer Due Diligence requirements have been satisfied.

Risk Assessment

Risk Rating:  Credit Score: **195** 

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Accounts Requiring Attention

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An account has been defaulted. Further action in the courts may have been pursued or is pending. Full information regarding the default should be obtained and the circumstances surrounding the default fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

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Lender	Type	Balance	Limit	Payment	Status	Arrears
Equifax Test 2	Hire Purchase	£0	N/A	£0	Payment Missed	None

A credit agreement has a number of missed/late payments recorded. The account is now up to date. Full information regarding the credit agreement arrears should be obtained and the circumstances surrounding this fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

Lender	Type	Balance	Limit	Payment	Status	Arrears
Equifax Test 2	Fixed Term	£0	N/A	£0	Payment Missed	None

A credit agreement has a number of missed/late payments recorded. The account is now up to date. Full information regarding the credit agreement arrears should be obtained and the circumstances surrounding this fully discussed with the client. It is recommended that an AIP process is followed prior to full application.

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Company

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*future Mortgages - Hfs Loans

Reason

Credit Search
Credit Search

Date

31/10/2009
31/01/2010

Loan Details

Loan Amount: **£170,000** Retained Equity: **£10,000** LTV: **77%** Range: 63% - 79%

The LTV is in the standard range and lending product options will be available. This application should be acceptable to most lenders and lending scheme options.

Property to be Mortgaged: 6 Magnolia Drive, Lutterworth, Leicestershire, LE17 4RS

The property is a three bedroom semi detached house of brick construction with a tile roof. It has one bathroom and one reception room and it also has a double garage. Built in 1985, the property is in good condition and is centrally heated. The property is available on a freehold basis.

Purchase Price:	£220,000	Valuation:	£205,000	
Value Range:	£195,160 - £214,840	Variation:	-7%	

The purchase price of **£220,000** is outside the range of the AVM calculated value. It also exceeds the mean AVM value of **£205,000** by approximately **£15,000**. This could result in the LTV, as determined by the lender, being higher than that based on the purchase price alone.

AVM valuation varies from the clients' value/purchase price by up to -10%. The automated valuation result indicates a value lower than the stated value/purchase price. You may wish to investigate this if it impacts on the transaction LTV and lender and scheme options.

The valuation figure provided is believed to have a statistical accuracy level within +/- 5% of the value stated. The valuation has a high degree of statistical accuracy and consequently any variations in excess +/- of 5% from the value calculated in relation to the purchase price/estimated value of the property should be regarded as significant. You may wish to acquire additional supporting valuation information in these circumstances.

Property to be Sold: 31 Juniper Close, Lutterworth, Leicestershire, LE17 4US

The property is a three bedroom semi detached house of brick construction with a tile roof. It has one bathroom and one reception room and it also has a single garage. Built in 1990, the property is in average condition. The property is available on a freehold basis.

Estimated Value:	£180,000	Current Loans:	£120,000	Valuation:	£205,000	
Value Range:	£195,160 - £214,840			Variation:	14%	

The estimated value of **£180,000** is outside the range of the AVM calculated value. As the AVM value is greater than the estimated value, this could result in an increase in the available equity to **£80,000**.

AVM valuation exceeds clients' value/purchase price by up to 25%. The automated valuation result indicates a value significantly higher than the stated value/purchase price. We would strongly recommend that this is investigated and property comparables obtained to validate the purchase price or assumed value.

The valuation figure provided is believed to have a statistical accuracy level within +/- 5% of the value stated. The valuation has a high degree of statistical accuracy and consequently any variations in excess +/- of 5% from the value calculated in relation to the purchase price/estimated value of the property should be regarded as significant. You may wish to acquire additional supporting valuation information in these circumstances.



Actions

Action	Description	Subject	Importance
Active County Court Judgement	The clients' credit file shows an outstanding judgement or decree. Full information regarding this should be obtained and discussed with the client. Should you decide to proceed it is highly recommended that you submit an AIP prior to full application.	Mrs Jane Francis Blackwell	High
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Defaulted Loan	The client has one or more defaulted loans registered against them. Full information regarding the default should be obtained and the circumstances surrounding the default fully discussed with the client. It is recommended that an AIP process is followed prior to full application.	Mr Brian James Blackwell	Normal
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Delinquent Loan	The client has a loan delinquency notification registered on their credit file. Full details should be obtained and the circumstances surrounding this fully discussed with the client. An AIP process should be followed prior to full application.	Mr Brian James Blackwell	Normal
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Delinquent Loan	The client has a loan delinquency notification registered on their credit file. Full details should be obtained and the circumstances surrounding this fully discussed with the client. An AIP process should be followed prior to full application.	Mrs Jane Francis Blackwell	Normal
In Arrears	The client has arrears registered against an outstanding loan. You should obtain full information in respect of this together with the circumstances surrounding how they accrued. It is recommended that an AIP process is followed prior to full application.	Mrs Jane Francis Blackwell	Normal
In Arrears	The client has arrears registered against an outstanding loan. You should obtain full information in respect of this together with the circumstances surrounding how they accrued. It is recommended that an AIP process is followed prior to full application.	Mr Brian James Blackwell	Normal
Payment Missed	The client has missed payments registered against them. You should obtain full information surrounding this and discuss it with the client. It is highly recommended that an AIP process is followed prior to full application.	Mr Brian James Blackwell	Normal
Payment	The client has missed payments registered against them. You should obtain	Mr Brian James Blackwell	Normal



Action	Description	Subject	Importance
Missed	full information surrounding this and discuss it with the client. It is highly recommended that an AIP process is followed prior to full application.		
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