



A.T. FINANCIAL

CheckIT™ Report

For

Mr Brian & Mrs Jane Davies

Prepared On

11th November 2009

By

James Woodward

Company: A T Financial Ltd (FSA Number: 153897)
Address: 12 High Street, Warwick, Warwickshire CV39 4FG
Telephone: 01926 879653 *Direct/Mobile:* 07896 659356
Email: james.woodward@atfinancial.co.uk *Company Email:* enquiries@atfinancial.co.uk
Web Site: www.atfinancial.co.uk

Report Reference: AT95534522

About You

Mr Brian Davies					
Address:	212 Green Lane, Warwick, Warwickshire, CV35 8YH				
Date of Birth:	28/07/1968	Gender	Male	Time At Address	3 Years
Identity Status:	Pass	Risk Rating	★★★★★☆☆	Credit Score	★★★★★☆☆
Summary					
<p>The Identity Verification/Anti-Money Laundering checks found 3 identity confirmations and 6 address confirmations. The Equifax Credit Score was 440 out of a possible 500.</p> <p>Three credit arrangements were recorded. The total amount of credit available was £8,550. The total amount of credit outstanding was £4,678. The current mortgage commitment is £133,000 with Abbey.</p> <p>One satisfied CCJ was found for £575. This was satisfied on the 28th April 2005. A certificate of satisfaction will be required in relation to the satisfied CCJ. In addition a letter of explanation should be obtained from the client. In light of the cleared CCJ it may be necessary to submit an AIP prior to completing a full application.</p>					

Mrs Jane Davies					
Address:	Same as Brian Davies				
Date of Birth:	24/04/1972	Gender	Female	Time At Address	3 Years
Identity Status	Refer	Risk Rating	★★★★★☆☆	Credit Score	★★★★★☆☆
Summary					
<p>The Identity Verification/Anti-Money Laundering check found only 1 identity confirmations and 2 address confirmations. This was insufficient to confirm client identity. Additional proof of identity will be required. The Equifax Credit Score was 460 out of a possible 500.</p> <p>Two credit arrangements were recorded. The total amount of credit available was £7,000. The total amount of credit outstanding was £4,490. The current mortgage commitment is £133,000 with Abbey.</p> <p>One current credit arrangement is two months in arrears. Information regarding the missed credit payments should be obtained. In light of the current credit arrangement arrears it may be necessary to submit an AIP prior to completing a full application.</p> <p>One credit arrangement is at or near its credit limit.</p>					

About Your Mortgage

Property to be Mortgaged

Address:	14 Magnolia Road, Warwick, Warwickshire, CV37 9NB				
<p>The property is a four 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. The property is in average condition. The property is available on a freehold basis.</p>					
Purchase Price:	£189,950	Valuation:	£180,000	Medium	
Variance:	-5.2%	★★★★★☆☆	LTV	86%	★★★★★☆☆

Current Property

Address:	212 Green Lane, Warwick, Warwickshire, CV35 8YH				
<p>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 garage. The property is in good condition. The property is available on a freehold basis.</p>					
Estimated Value:	£165,000	Valuation	£170,000	High	
Variance:	+3.0%	★★★★★☆☆	★★★★★☆☆		

Proposed Mortgage

Purchase Price:	£189,950	Valuation indicates this could be reduced to £180,000.
Current Property Value:	£165,000	Valuation indicates this could be increased to £170,000.
Mortgages and secured loans on your current property:	£133,000	
Current Equity:	£32,000	
Retained Equity:	£5,000	
Total Loan Required:	£162,950	This represents an LTV of 86%. On a valuation of £180,000 the LTV would be 91%.

Identity Verification and Anti-Money Laundering

Brian Davies was located on the electoral role and we found six active accounts. We were also able to match your telephone number to BT records. It was possible to identify you and confirm your address details electronically, so no further evidence should be required for lenders who are able to carry out electronic Identity and Anti-Money Laundering checks.

Jane Davies was not located on the electoral role and we only found two active accounts. You are not named on any BT account. It was not possible to conclusively identify you and confirm your address details electronically and further evidence may be necessary. This could result in a delay in processing a mortgage or other credit application with a lender who uses electronic Identity and Anti-Money Laundering checks.

Credit Arrangements

Mortgages

Name	Lender	Total Outstanding	Monthly Payment	Status	Arrears
Brian Davies	Abbey	£133,000	£575.75	Good	None

Loans and Credit Cards

Total outstanding commitment is £9,539 (including £371 arrears), with a total of amount of additional credit available of £6,011.

Name	Number Found	Total Outstanding	Monthly Payment	In Arrears	Defaults	Near Limit
Brian Davies	5	£4,678	£287.90	None	None	None
Jane Davies	2	£4,490	£205.50	1	None	1

Jane Davies has one account that is in arrears...

Lender	Type	Total Outstanding	Monthly Payment	Limit	Months In Arrears	Total Arrears
Capital One	Credit Card	£4,000	£185.50	£6,500	2	£371

Jane Davies has one account that is near its limit...

Lender	Type	Total Outstanding	Monthly Payment	Limit	Months In Arrears	Total Arrears
Debenhams	Store Card	£490	£25.00	£500	None	None

Public Information Records

The following public records were located for Brian Davies...

Judgement	Court Date	Court Name	Amount	Case Number	Satisfied
CCJ	12/03/2005	Coventry Magistrates Court	£575	CM235234	28/04/2005

A satisfied County Court Judgement (CCJ) will require a Certificate of Satisfaction to be presented to the lender, this can be obtained from the court once you provide them with proof of payment and have paid the appropriate court fee of £15.

Warnings

The following warning from CIFAS, the UK's Fraud Prevention Service, was located for Brian Davies...

Type	Supplier	Date	Address
Protective Registration	Brian Davies	25/07/2007	212 Green Lane, Warwick, Warwickshire, CV35 8YH

A protective registration is a self-registered protection to prevent credit applications being taken out in the applicant's name without their knowledge. Lenders will carry out additional checks before approving a loan where such a registration has been recorded.

Summary

Mr Davies has an historic CCJ. Due to its low value and that fact it was cleared within a timely fashion this may be disregarded by most lenders.

Mrs Davies has current outstanding payments in relation to a credit card. This should be discussed with a lender and a full explanation of the circumstances surrounding these arrears obtained. This may impact on the choice of lenders that will accept an application from the clients.

Actions

For	Notes	Importance
Brian Davies	Obtain Certificate of Satisfaction and letter of explanation regarding cleared CCJ.	High
Brian Davies	A CIFAS Protective Registration is in place, this will cause a delay in the application approval by the lender.	High
Jane Davies	Investigate credit card arrears and regularise account obtaining letter of explanation.	High
14 Magnolia Road	Investigate the variation of the purchase price of the property and the valuation reported from the AVM service. Obtain comparable information of other similar properties in the vicinity.	Medium

Disclaimers

Lorem ipsum dolor sit amet, consectetur adipiscing elit. In pretium viverra augue, quis scelerisque nunc sodales sed. Donec vulputate purus ut tellus scelerisque tristique non sed ipsum. Praesent posuere lobortis lacus. Sed erat tortor, molestie ac lacinia in, eleifend non leo. Phasellus rhoncus ipsum diam, sed tincidunt est. Vivamus faucibus vehicula ante, nec sodales nibh mollis at. Ut quam justo, mollis faucibus feugiat sed, congue in velit. Aenean eu elit vitae magna convallis sodales id eu mauris. Etiam dignissim imperdiet magna id elementum. Quisque id justo sed felis pulvinar eleifend et et mauris. Suspendisse ante nunc, ornare in pulvinar quis, aliquam non lectus. Praesent aliquam varius velit ut aliquet. Nullam fringilla, nisi eget vestibulum cursus, diam libero lacinia ligula, a viverra nulla lorem egestas purus. Sed vitae turpis justo, in mollis dui. Donec lectus ante, varius non posuere eu, sollicitudin eu est. Duis rhoncus viverra luctus. Aliquam sed neque nisl.

Duis vitae purus metus, in interdum elit. Aliquam porttitor mollis risus id rhoncus. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Praesent vitae ante eu nisl dictum aliquet eu sed nulla. Nulla nec nibh ac quam sollicitudin sagittis eu id arcu. Integer vestibulum sodales tempor. Nulla facilisi. Sed blandit elit ut ipsum rutrum euismod. Nunc rutrum mi vestibulum lectus luctus a tincidunt mi convallis. Donec faucibus rutrum risus in dictum. Aliquam in massa elit, ut placerat quam. Mauris nec fringilla dui. Quisque eget lectus ut nisl consectetur venenatis. Ut sed lectus eget felis pretium euismod. Donec eros erat, interdum ac feugiat vel, scelerisque vitae nunc. Ut placerat velit id nisl fringilla vitae elementum tellus tempus. Maecenas scelerisque lectus eget erat pharetra fringilla consectetur enim aliquam.