

Repayment Strategy	Evidence Required	Assessment Method
Endowment (UK) Both with profits and utilised plans	Copy of latest projection statement dated within last 12 months	Endowment companies will present three growth rates to a customer. The Society will use the lowest projected growth rate. The maturity date of the policy must arrive by the end of the term of the mortgage.
Stocks and Shares ISA (UK)	Documentation) of the current holding. This should be dated within the last month.	For a mortgage term of 5 years or less, we will use 80% of the current value. For terms of >5-10 years we will take the current value. For terms of between >10 and 15 years we will take the current value and apply a compounding growth rate of 3% pa throughout the term. For terms in excess of 15 years we will apply a compounding growth rate of 5% pa throughout the term.
Stocks and Shares	Copy of share certificates, nominee account statement or confirmation from a recognised stock broker containing evidence of share holdings together with their valuation.	As above. The projected growth rates will be amended from 3.00% to 1.50% and from 5.00% to 2.50% to provide a measure of allowance for the impact of income and capital gains tax.

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Pension (UK)	Copy of latest projection statement dated within last 12 months.	<p>For the purposes of repaying the capital outstanding on an interest only mortgage, a maximum of 25% of the current / projected fund value. The fund value is to be ascertained using the same formulae as set out for stocks and shares ISAs above.</p> <p>Where the mortgage runs into retirement and pension income is needed to support the payment of the mortgage on a monthly basis, we will not accept pension lump sums as a means of repayment of the mortgage.</p>
Sale of main residence (UK)	The mortgage valuation report.	<p>A borrower can repay their mortgage by selling their home and moving to a lower value home (downsizing). The downsizing must be plausible. In all instances where sale of property is part of all of the repayment strategy, we will assess whether this is plausible for the borrower(s) known needs and circumstances and this will include obtaining a minimum of two comparables of properties currently being marketed on Rightmove or Zoopla, to be located within a 3 mile radius of the mortgaged property, or in the area that the borrowers have declared to be where they will downsize to.</p> <p>Where the youngest borrower will be aged 65 or older at the end of the mortgage term, we will also allow for the potential that up to 25% of the property bought to replace the mortgaged property can be raised from a lifetime mortgage.</p> <p>Please note that the maximum income multiple permitted is 4.5x income.</p>

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Sale of other residential property	Completed other residential property form and if mortgage lender is not Dudley BS, a copy of the latest mortgage statement dated within the last 12 months.	We will check the ownership of the other residential property with the Land Registry (ownership of the other residential property must be in the same name as the applicants). We will compare the equity available in the property with the amount of interest only lending required. We will assess the current valuation of the property by carrying out an Automated Valuation Model (AVM). We will use 80% of the current equity value of the property (ies).
Sale of Business		We will utilise up to 75% of the current value of the business, where the business has been valued within the prior 3 months by an expert in valuing businesses, and where there is no known conflict between the valuer and the applicant. We will disregard any future growth.
Cash Savings		We will utilise 50% of any current cash savings, as long as we are provided with documentary evidence which shows that the savings have been held for at least six months and we are satisfied that the savings are not needed in connection with the purchase of the property (stamp duty; fees; deposit etc.).
Sale of Assets		The Society will consider the sale of tangible assets (such as jewellery; fine art; classic cars). The Society will accept up to a maximum of 50% of the value.