

Residential & Buy To Let Mortgages

For finance up to 100% LTV

Why use Creative Mortgage Solutions?

- No obligation rate check on any mortgage that you have sourced
- Exclusive deals – we have access to deals unavailable to brokers who use lenders direct
- Service – speak to the same underwriter from agreement in principle to completion

Procurator Fee

Earn yourself up to **£10,000** per completion.

Have you clients who:

- Have been declined?
- Need an income stretch?
- Have no deposit?
- Are Foreign National First Time Buyers?

We can help your clients who:

- Have difficulty proving income
- Have no financial accounts
- Have CCJ's, defaults, arrears
- Have traded for just a day

For a fresh perspective call **0800 1 69 68 67**

Creative Mortgage Solutions
Flavell Suite
Red Hill House
Hope Street
Chester CH4 8BU

0800 1 69 68 67

www.cmschester.com



Case Studies *Residential & buy to let mortgages*

Declined by a bank

Applicants had been declined by the Halifax because they had a couple of CCJs totalling £900 and had missed one mortgage payment within the last 12 months.

They had applied for £240,000 at 80% LTV and needed a mortgage offer quickly as they were in a contract race.

As CMS have a in-house Beacon Home Loans underwriter we were able to obtain a day one mortgage offer on a 7.33% fixed for 3 years.

The broker received a £1,440 procurement fee

Income Stretch

Applicants have a joint income of £28,600 and needed to remortgage and borrow up to 95% LTV to consolidate a personal loan and credit card commitments. With traditional income multipliers they could have borrowed £85,800 however using First National's affordability calculator they can have £144,000.

The mortgage offer was approved and issued by our in-house First National underwriter at a rate of 7.04% fixed for 3 years which allowed the applicants to budget better in the future.

The broker received a £720 procurement fee

Have no deposit

Our first time buyer applicants had reserved a plot on a Barratt site and needed to exchange contracts within 28 days once we had received the mortgage application from the broker.

The builder provided a 5% deposit and the applicants required a £190,000 95% LTV advance even though a £1700 CCJ was registered against them 18 months ago. Future Mortgages were able to provide a mortgage offer within 21 days at 7.20% fixed for 3 years.

The broker received a £1,235 procurement fee

First Time Buyer Foreign Nationals

A Lithuanian couple have been residing in the UK for 12 months and wanted to purchase a 3 bed roomed house in Liverpool. The husband had been self employed for 7 months and his wife had been employed for just 3 months as a shop assistant.

They were able to borrow 90% LTV on a self certification basis with Salt Finance who had offered the couple an £120,000 advance. As there was no adverse credit they were able to obtain a rate of 7.44% fixed for 3 years with no higher lending charge.

The broker received a £480 procurement fee

A fresh perspective

