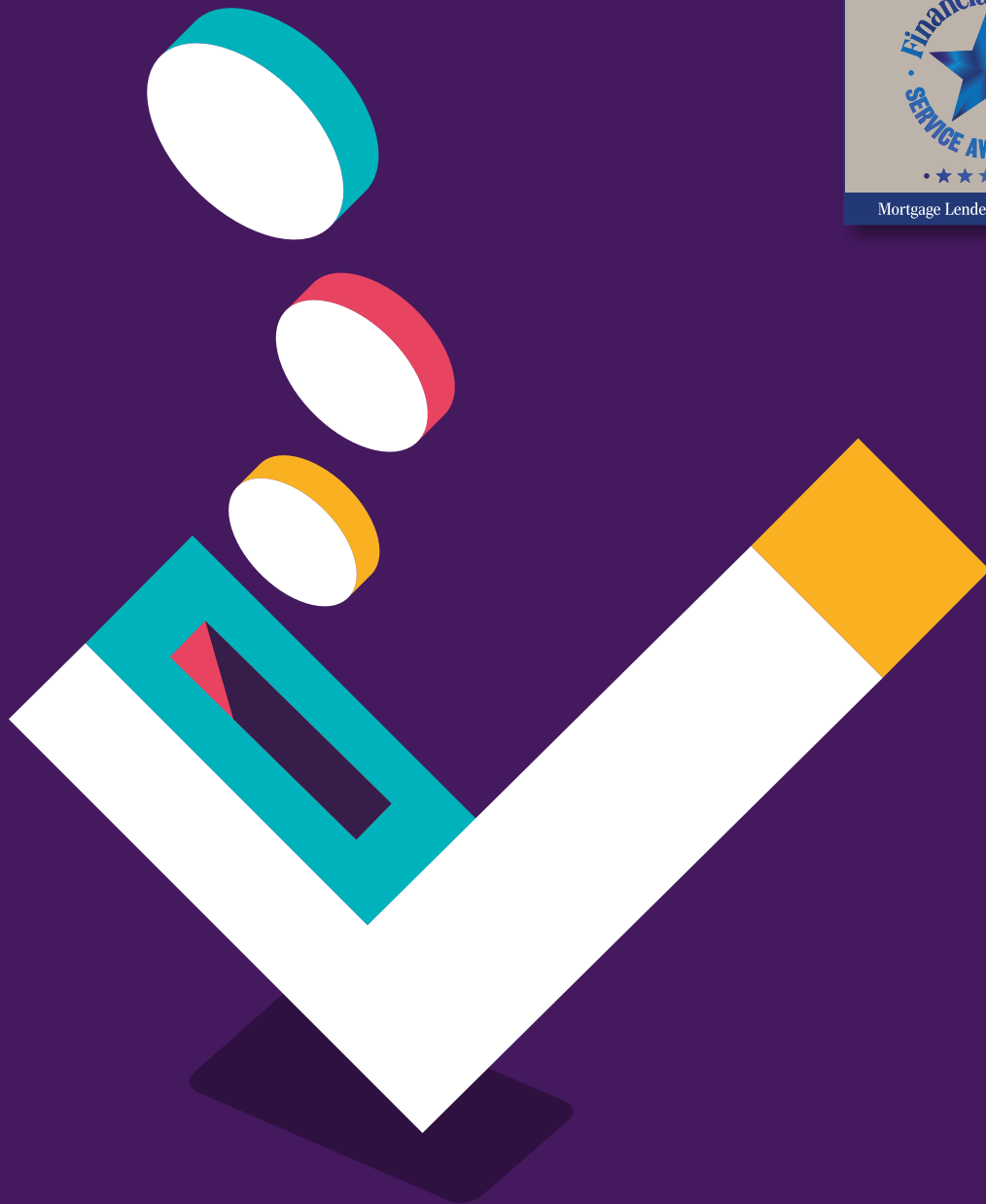


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NatWest Intermediary Solutions

Acceptable income types



NatWest

Main income

Basic net salary	6 months' continuous employment, not necessarily with the same employer.
Bonus – annual guaranteed	Evidence required. Subject to underwriter's discretion.
Bursaries from employer	Acceptable when paid for living expenses but not when paid for fees.
Car allowance	If part of employment contract.
Commission – regular	Paid over a regular period. Evidence of the previous 6 months required.
Contractor (self-employed) – earning £75,000 or less a year	Must be verified by latest year's finalised accounts, Tax Overview or SA302. Please refer to our <i>Packaging Requirements</i> guide for details of supporting information you need to submit.
Contractor (self-employed) – earning more than £75,000 a year	Over a 12 month period, has or will receive sufficient income from one or more contracts and has received a minimum of 6 months' income from one or more contracts immediately preceding the date of application. Where significant business expenses that are not reimbursed as part of the applicant's contract are identified on the application, 3 months' bank statements (personal or business) must be provided evidencing these.
Housing allowance from employer	If part of employment contract.
Long term large town allowance	Regional allowance for living within a specified location.
Other employer 'value account' benefits	Employee benefits that are effectively 'cash' e.g. shopping vouchers, can be included as income providing can be verified as such.
Overtime – guaranteed	Verified as guaranteed by the customer. Subject to underwriter's discretion.
PAYE contractor	Minimum of 12 months' track record required. Verification that further contract in place.
Private pension	
RBS employee income	Annual value account amount. This should include the amount paid.
Regular investment income e.g. dividend payments	Evidence required.
Regular trust income	Paid over a minimum 6 month period.
Second job	Minimum 6 months' employment.
Self employed	Salary, drawings, dividends or net profit. Must be verified by latest year's finalised accounts, Tax Overview or SA302. Please refer to our <i>Packaging Requirements</i> guide for details on supporting information you need to submit.
Temp agency income	Minimum of 12 months' track record required. Verification that further contract in place for a minimum of 3 months.

Additional income

Bonus – paid 6 monthly discretionary (performance related)	50% of the average of the last 2 years' discretionary annual cash bonus. Evidence required. Acceptance subject to underwriter's discretion.
Bonus – paid monthly or quarterly	All bonuses can be used subject to underwriter discretion. Evidence required.
Court, non-court approved and CSA child maintenance	Paid for the last 6 months.
Overtime – regular/ fluctuating	Evidence on a weekly or monthly basis over a 6 month period.
Rental income surplus	Net amount after mortgage payments and costs are covered. Confirm via the last 2 years' finalised accounts or HMRC tax assessments.

Benefits main income

Carer's Allowance	Paid to people aged 16 or over spending at least 35 hours per week caring for someone with substantial caring needs.
Disability Living Allowance (DLA)	For children and adults aged under 65 who need help with personal care due to disability or terminal illness. From April 2013, DLA was replaced by Personal Independence Payment.
Foster Carer's Allowance	Minimum allowance to cover the costs of caring for a child in their home. National minimum rates apply.
Personal Independence Payment (PIP)	Replaced DLA for people aged 16 to 64 from April 2013. PIP assists with the extra costs caused by long-term ill health or disability.
State Pension	State Pension is received when an individual reaches the State Pension Age.
War Widow(er) Pension	Payment if wife/husband/civil partner has died as a result of their service in HM Armed Forces during a time of war.

Benefits additional income

Adoption Allowance	Paid by local council/adoption agency.
Attendance Allowance	For people aged 65 or over who need help with personal care due to physical or mental disability.
Child Benefit	Paid to individuals responsible for a child even if not their parent. If an individual receives an income of more than £50,000 a year Child Benefit should not be included as part of their income.
Child Tax Credit	Paid to individuals responsible for children aged under 16 or under age 20 if enrolled in certain types of education or training. Incorporated into Universal Credit (rolled out on a phased basis)
Constant Attendance Allowance	Payment if in receipt of Industrial Injuries Disablement Benefit and need daily care and attention.
Employment & Support Allowance	Provides financial help to people who are unable to work due to illness or disability. Incorporated into Universal Credit.
Guardian's Allowance	Payment to those bringing up a child whose parents have died.
Industrial Injuries Disablement Benefit	Payment to those who are ill or disabled from an accident or disease caused by work.
Pension Credit	Income related benefit.
Reduced Earnings Allowance	Payment to those who can't earn as much as they used to because of an accident or disease caused by their work.
Widowed Parent Allowance	Payment if widowed and receiving Child Benefit for at least one child.
Widow's Pension	Withdrawn 9 April 2001 and is only paid to existing claimants as at that date.
Working Tax Credit	Payment is based on the number of hours worked and the salary received. Has been incorporated into Universal Credit (on a limited basis). Universal Credit was introduced in April 2013 and combines a number of current benefits into one monthly payment.

Please note that all forms of income are subject to underwriter's discretion



For more information go to intermediary.natwest.com

Non-acceptable incomes

Bereavement Allowance	Paid to widows, widowers or surviving civil partners for a maximum of 52 weeks. Not accepted as paid to reimburse personal expenditure.
Employee benefit trusts (EBT)	This is a tax mitigation scheme used in conjunction with employment income.
Expenses	Not acceptable as paid to reimburse personal expenditure.
Housing Benefit	Payment of full or partial contribution to claimant's rent. The full rental figure i.e. rent amount without receipt of the benefit, must be listed in applicant's commitments. Housing Benefit is not acceptable for mortgage products. Incorporated into Universal Credit.
Income Support	Payment for people on low incomes, working less than 16 hours a week and who have not signed on as unemployed. Can be accepted as a main allowance only if paid in conjunction with Disability Living Allowance. Incorporated into Universal Credit.
Job Seeker's Allowance	Paid to people who are unemployed or working 16 hours or less per week. Has been incorporated into Universal Credit (on a limited basis)
Stipend	Form of salary paid for internship/apprenticeship. Only acceptable by exception, at the discretion of the underwriter, if they are comfortable with evidence seen of the long-term nature of the income.
Third party income	Spouse, partner, parent NOT included on the application
Universal Credit	We will only include the elements of Universal Credit deemed acceptable in the Benefits additional income section on the previous page e.g. Working Tax Credit. Where verification of income is required the applicant must provide a written breakdown of their Universal Credit, via their awards letter, and only the elements of it we accept can be included as income.

Help with pre-submission applications

We are happy to help you with queries about customer applications on **LiveTALK**, our instant messaging service at intermediary.natwest.com.

Use **LiveTALK** for :

- Registration/password queries
- Queries on criteria for new applications
- Queries about using the website

And, get a transcript of your conversation



Help with existing applications



Use our online Mortgage Application Tracker to monitor progress of your customers' applications



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Call our dedicated intermediary mortgage processing centre on our local rate number



For more information go to intermediary.natwest.com