



- 1 Will my Endowment policies be paid by ISMI?
- 2 If someone dies intestate what does it mean?
- 3 What risk does the lender have if planning permission is not granted for work already carried out on a house?
- 4 Is ' Notice of default ' A remedy available to a lender for defaults in Scotland?
- 5 In which time period must a lender write a letter if a mortgage account is in arrears?
- 6 Which register holds details of borrowers who have had their properties repossessed?
- 7 What is a SHEP?
- 8 When consolidating higher interest debt to a mortgage the debt will probably be more over the 25 years? True or False
- 9 When consolidating higher interest debt to a mortgage the debt will now run 7 years rather than the 25? True or False
- 10 The land registration act section 70 overrides the mortgage when?
- 11 Is 'foreclosure' a legal remedy for defaults in England?
- 12 How many weeks is ISMI 'interest run on'?
- 13 When a lender possesses a property they must first ????
- 14 What is the minimum distance for an extension to be away from the road?
- 15 When a further advance is made it gives the lender to reconsider the Interest rate? True or False
- 16 The law of Property Act states the priority is determined by the ??? Of registration?
- 17 If I have already claimed ISMI and I claim again what is the period if I don't claim I don't have to wait the second waiting period?
- 18 When consolidating higher interest debt to a mortgage the debt will NOT reduce the equity in the property ? True or False

- 19 In the possession procedure in England what happens after Summons is served and date fixed?
- 20 When I move house does the mortgage have to be redeemed?
- 21 If work on a new building is not carried out by a NHBC registered builder who should it get signed off by?
- 22 What should the advisor ask for on death of a borrower?
- 23 Will my insurance premiums for my house be paid by ISMI?
- 24 When a lender possesses a property they must tell the police the house is empty ????
- 25 Is Sue for possession a legal remedy for defaults in England?
- 26 When consolidating higher interest debt to a mortgage the debt will now reduce the equity in the property? True or False
- 27 If the sales particulars are not correct at time of the sale of the possessed house what could happen?
- 28 Is ' Poining of the ground ' A remedy available to a lender for defaults in Scotland?
- 29 In the possession procedure in England what happens after Proceedings are set aside or adjourned?
- 30 If I am over 60 how long must I wait for ISMI?
- 31 If you don't get country planning authority what may happen to the work you have done to improve your house?
- 32 Is a bridging loan a High risk?
- 33 In the possession procedure in England what happens after payments are not maintained?
- 34 Would home improvements automatically increase the properties price?
- 35 If I were getting divorced what is the term given to releasing me from the mortgage?
- 36 When a further advance is made it gives the lender to reconsider the Fee and charge structure? True or False

37 The letter that is sent to someone in areas should contain the list of payments missed?  
True or False

38 What are the two most common legal remedies for defaults?

39 Is possession orders used today?

40 Is foreclosure of property used today?

41 The risk decision of a further advances is a balance of: getting new business and ????

42 Would a redemption fee be on a lenders tariff?

43 In the sales procedure in England what happens after Possession is obtained and the locks are changed?

44 Are house repair covered under FSA rules?

45 When consolidating higher interest debt to a mortgage the debt will now leave them open to put more credit on their cards ? True or False

46 What is higher rate of interest normally Credit card or Mortgage?

47 The remedies of default available to a Scottish lender are available under which Act?

48 If a new person moves into a property a further advance gives the lender two options what are they?

49 What is a TEP?

50 Will my Endowment policies be paid by ISMI?

## Answers

- 1 No Page 25 Section 2
- 2 No will Page 60 Section 3
- 3 The borrower defaulting and the lender having to put it right Page 13 Section 1
- 4 Yes Page 32 Section 2
- 5 15 days of becoming aware Page 19 Section 2
- 6 CML Repossessions Register Page 38 Section 2
- 7 Short hand Endowment policy Page 23 Section 2
- 8 FALSE Page 29 Section 2
- 9 FALSE Page 28 Section 2
- 10 Right of residence Page 49 Section 3
- 11 Yes Page 30 Section 2
- 12 4 weeks Page 26 Section 2
- 13 Change the locks Page 34 Section 2
- 14 20 meters Page 12 Section 1
- 15 TRUE Page 9 Section 1
- 16 Date Page 10 Section 1
- 17 12 Weeks Page 25 Section 2
- 18 FALSE Page 29 Section 2
- 19 Preparation of the formal Affidavit Page 35 Section 2
- 20 Yes Page 62 Section 3
- 21 Registered Architect Page 14 Section 1
- 22 A certificate of death Page 58 Section 3
- 23 No Page 25 Section 2
- 24 TRUE Page 34 Section 2
- 25 Yes Page 30 Section 2
- 26 TRUE Page 29 Section 2
- 27 Lender be sued for damages Page 40 Section 2
- 28 Yes Page 33 Section 2
- 29 Further arrangement are made to clear arrears Page 35 Section 2
- 30 You don't Page 24 Section 2
- 31 It may have to be put back as it was Page 8 Section 1
- 32 Yes Page 62 Section 3
- 33 Lender re-applies to the court for order to be enforced Page 35 Section 2
- 34 No Page 6 Section 1
- 35 Transfer of equity Page 47 Section 3
- 36 TRUE Page 9 Section 1
- 37 TRUE Page 19 Section 2
- 38 Sue for possession and exercise the power of sale Page 30 Section 2
- 39 Yes Page 31 Section 2
- 40 No Page 31 Section 2
- 41 Lending with acceptable risk Page 8 Section 1
- 42 Yes Page 45 Section 3
- 43 Arrangements for borrowers to remove fittings etc Page 38 Section 2
- 44 No Page 5 Section 1

45 TRUE Page 29 Section 2  
46 Credit Card Page 28 Section 2  
47 Conveyancing and Feudal Reform (Scotland) Act 1970 Page 33 Section 2  
48 Put them on the mortgage or consent to mortgage form Page 14 Section 1  
49 Traded Endowment Policy Page 23 Section 2  
50 No Page 25 Section 2