



Test 3

- 1 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?
- 2 Is 'exercise the power of not selling the property' legal remedies for defaults in England?
- 3 If a possession order has been imposed can I still settle before the possession?
- 4 What are the two most common legal remedies for defaults?
- 5 When a lender possesses a property they must think about utilities to be disconnected ? True or False
- 6 If the sales particulars are not correct at time of the sale of the possessed house what could happen?
- 7 Is ' Setting up ' A remedy available to a lender for defaults in Scotland?
- 8 When consolidating higher interest debt to a mortgage the debt will NOT reduce the equity in the property? True or False
- 9 Is the transfer of equity a risk or Opportunity?
- 10 Will my Endowment policies be paid by ISMI?
- 11 How could a mortgage broker capitalize on areas?
- 12 When a lender possesses a property they must think about where the borrower will sleep ?
- 13 What is the size in cubic meters that I will definitely need planning permission to build an extensions?
- 14 What else can the lender sue for after he has got a possession order for the property in areas?
- 15 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
- 16 What is the maximum period a lender would normally wait for a person in areas to bring the account up to date?

- 17 Do interest rates effect every borrower in the end?
- 18 Who must the lender petition to get a possession order?
- 19 Is a bridging loan a High risk?
- 20 In the possession procedure in England what happens after Proceedings are set aside or adjourned?
- 21 When a lender possesses a property they must get a bill for the telephone up to that point?
- 22 If I divide my property into two will I need planning permission?
- 23 If I have contacted the local authority and they think planning permission may be needed what would I have to do next?
- 24 What is the major disadvantage of a bridging loan?
- 25 When looking at a neighborhood what must be assessed for security?
- 26 If work on a new building is not carried out by a NHBC registered builder who should it get signed off by?
- 27 The letter that is sent to someone in areas should contain alternative mortgages? True or False
- 28 Is ' a sale ' A remedy available to a lender for defaults in Scotland?
- 29 What type of organisation are The Consumer Credit Counseling Service
- 30 Is ' Notice of Land removal ' A remedy available to a lender for defaults in Scotland?
- 31 Will my insurance premiums for my house be paid by ISMI?
- 32 In the possession procedure in England what happens after payments are not maintained?
- 33 When consolidating higher interest debt to a mortgage the debt will NOT leave them open to put more credit on their cards ? True of False
- 34 Transfer of Equity could happen if I were getting married? True or False
- 35 Is ' entering into possession ' A remedy available to a lender for defaults in Scotland?

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

37 If I had saving of £12000 could I get my mortgage paid by benefits?

38 What could I do with my house to reduce my payments in fear of areas but still have a house in the process?

39 Will my deferred interest be paid by ISMI?

40 When a further advance is made it gives the lender to reconsider the insurance on the property? True or False

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

42 What are the two aspects of the first stage of the further advance process?

43 Will my flexible mortgage payments be paid by ISMI?

44 How could a new mortgage help with debt?

45 If you don't get country planning authority what may happen to the work you have done to improve your house?

46 When consolidating higher interest debt to a mortgage the debt will now run 7 years rather than the 25? True or False

47 If I had a £250,000 mortgage what benefits would be received on this amount for ISMI?

48 When a lender possesses a property they must tell the police the house is empty ?

49 Who pioneered the BES approach for mortgages?

50 Can information be gathered for a further advance through a call centre?

Answers

- 1 12 Weeks Page 25 Section 2
- 2 No Page 30 Section 2
- 3 Yes right up to the date Page 31 Section 2
- 4 Sue for possession and exercise the power of sale Page 30 Section 2
- 5 TRUE Page 34 Section 2
- 6 Lender be sued for damages Page 40 Section 2
- 7 No Page 33 Section 2
- 8 FALSE Page 29 Section 2
- 9 Both Page 50 Section 3
- 10 No Page 25 Section 2
- 11 Arrange a new loan for both areas and existing mortgage Page 22 Section 2
- 12 FALSE Page 34 Section 2
- 13 115 Page 12 Section 1
- 14 Costs Page 31 Section 2
- 15 TRUE Page 29 Section 2
- 16 12 months Page 20 Section 2
- 17 Yes Page 44 Section 3
- 18 County Court Page 30 Section 2
- 19 Yes Page 62 Section 3
- 20 Further arrangement are made to clear arrears Page 35 Section 2
- 21 TRUE Page 34 Section 2
- 22 Yes Page 12 Section 1
- 23 Application form Page 12 Section 1
- 24 Costs Page 63 Section 3
- 25 Is it improving or declining Page 7 Section 1
- 26 Registered Architect Page 14 Section 1
- 27 FALSE Page 19 Section 2
- 28 Yes Page 32 Section 2
- 29 A charity Page 26 Section 2
- 30 No Page 33 Section 2
- 31 No Page 25 Section 2
- 32 Lender re-applies to the court for order to be enforced Page 35 Section 2
- 33 FALSE Page 29 Section 2
- 34 TRUE Page 46 Section 3
- 35 Yes Page 32 Section 2
- 36 TRUE Page 19 Section 2
- 37 No Page 24 Section 2
- 38 Trade down Page 23 Section 2
- 39 No Page 25 Section 2
- 40 FALSE Page 9 Section 1
- 41 Put them on the mortgage or consent to mortgage form Page 14 Section 1
- 42 Assessment and Adequacy Page 4 Section 1
- 43 Yes Page 25 Section 2
- 44 Debt consolidation Page 28 Section 2

- 45 It may have to be put back as it was Page 8 Section 1
- 46 FALSE Page 28 Section 2
- 47 Only the first £100,000 Page 24 Section 2
- 48 TRUE Page 34 Section 2
- 49 Nationwide Building Society Page 27 Section 2
- 50 Yes Page 4 Section 1