



- 1 When should I start to insure my new property when buying a house?
- 2 What certification should I look for when selecting a builder for a self-build mortgage?
- 3 The advisor should get a good idea of income including Salary bonuses and -----?
- 4 What is the Scottish technical term for rights of way, light etc?
- 5 What may be the solution instead of an IVA?
- 6 If I deliberately set out to obtain funds from another person or organisation by dishonest means this is known as ????
- 7 If a property is sold with a sitting tenant what could I not sell the house as?
- 8 If I am a company director what may happen if my limited company was applying for a mortgage?
- 9 Would withholding debts details on the application form be a type of fraud?
- 10 When advising someone who is getting bonuses should all the commissions be taken into account?
- 11 To corroborate income a lender can take references from an applicants Banker? True or False
- 12 Is length of employment a useful factor when credit scoring?
- 13 The basic valuation is carried out on behalf of whom?
- 14 Would a landlord's reference be very useful in determining income?
- 15 What would the retention conditions on the special conditions on the offer form outline?
- 16 If a guarantor was seem to be invalid because of the pressure put upon the guarantor which general category would this fall into?
- 17 The lender has the right to enforce the guarantee should the borrower miss what??
- 18 What excess percentage is charged for a higher lending charge to a lender from the insurance company?

- 19 What is the acronym used by banks to process applications in an orderly manner?
- 20 When advising someone who is in arrears work out an income and expenditure plan with an expert to be a possible solution?
- 21 Would a homebuyers or a basic valuation make recommendations about remedial action?
- 22 Handing back the keys is a possible way out of areas True or False ?
- 23 How many deeds must the consolidation clause be written in to be legal?
- 24 Under which FSA rules must the lending institution make conditions of mortgage clear?
- 25 What would be the highest rate of the sale price sole or joint agency?
- 26 What are the three telltale signs of subsidence?
- 27 Is land registry compulsory in England or Wales or both?
- 28 I should always discuss the customer's type of property at the first meeting? True or False
- 29 Higher lending charges offer lender further what?
- 30 When will the Land registry Fees are paid when? Before or after Exchange?
- 31 Can a life assurance policy be taken as security for a mortgage?
- 32 Do I need planning consent if a small extension on the house is to be built?
- 33 How many pieces of ID are required with a mortgage application?
- 34 The lender is the Mortgagee or mortgagor?
- 35 If I have been with my employer for less than ----- Years do I have to provide the details of the previous employer?
- 36 Would Maintenance be identified as outgoings on an application for a mortgage?
- 37 As a broker should I acknowledge any proposed tenancy of a new borrower?
- 38 Looking the customers ability to pay the deposit is a key part of affordability? True or False

- 39 What position will my sale price of the house Will I still have to pay areas if I hand back the keys of my house to the lender?
- 40 Can I have my possession sold off if I become bankrupt?
- 41 What is probably the safest reference for corroborating income?
- 42 What is also known as the report on title?
- 43 Is bad decorating a typical defect the basic valuation would identify?
- 44 Will the reinstatement value of the house be more or less than the purchase price?
- 45 The lender will require any details of alterations proposed before lending? True or False
- 46 Does credit scoring remain static or change with economy?
- 47 Can Tenure effect the price of a property?
- 48 If I do not state that I have been bankrupt what may happen?
- 49 Would the age of the property be a key factor in determining the value of a property?
- 50 An employer's reference really should be a signed personally by the CEO of the company? True or False

Answers

- 1 After exchange of contracts Page 87 Section 4
- 2 NHBC or similar Page 90 Section 4
- 3 Overtime Page 6 Section 1
- 4 Jura in re aliena Page 56 Section 3
- 5 Mortgage Page 39 Section 2
- 6 Fraud Page 42 Section 2
- 7 Vacant possession Page 60 Section 3
- 8 I might be credit checked Page 30 Section 2
- 9 Yes Page 42 Section 2
- 10 No Page 16 Section 2
- 11 TRUE Page 25 Section 2
- 12 Yes Page 37 Section 2
- 13 The lender Page 49 Section 3
- 14 No Page 27 Section 2
- 15 That monies would be held back until some work had been finished Page 86 Section 4
- 16 Undue influence Page 74 Section 4
- 17 Payments Page 75 Section 4
- 18 Typically 20% Page 81 Section 4
- 19 Campari Page 20 Section 2
- 20 Yes Page 10 Section 1
- 21 Home buyers report Page 52 Section 3
- 22 TRUE Page 11 Section 1
- 23 Just one of the houses you own Page 92 Section 4
- 24 Mortgage Conduct of Business Rules Page 89 Section 4
- 25 Joint Page 78 Section 4
- 26 Cracks in Plaster, external brickwork and rippling wallpaper Page 71 Section 3
- 27 Both Page 88 Section 4
- 28 TRUE Page 4 Section 1
- 29 Protection Page 81 Section 4
- 30 After Completion Page 79 Section 4
- 31 Yes Page 76 Section 4
- 32 Yes Page 69 Section 3
- 33 Two Page 14 Section 2
- 34 Mortgagor Page 90 Section 4
- 35 3 years Page 15 Section 2
- 36 Yes Page 31 Section 2
- 37 NO Page 93 Section 4
- 38 TRUE Page 5 Section 1
- 39 Yes Page 11 Section 1
- 40 Yes Page 11 Section 1
- 41 Established employers Page 26 Section 2
- 42 Certificate of Title Page 87 Section 4
- 43 No Page 50 Section 3
- 44 Less Page 68 Section 3

45 TRUE Page 18 Section 2
46 Changes Page 36 Section 2
47 Yes Page 55 Section 3
48 It is a criminal offence not to do so Page 39 Section 2
49 YES Page 57 Section 3
50 FALSE Page 26 Section 2