

# NFI Online

## Equity Share Loan Purchase Cases

### For Intermediary use only

This guide will assist entering information correctly to support full accurate submissions for Equity Share Loan purchase cases.

### New Build Properties

If the purchase is for a new build property, please ensure that the Loan to Value (LTV) does not exceed our new build LTV restrictions.

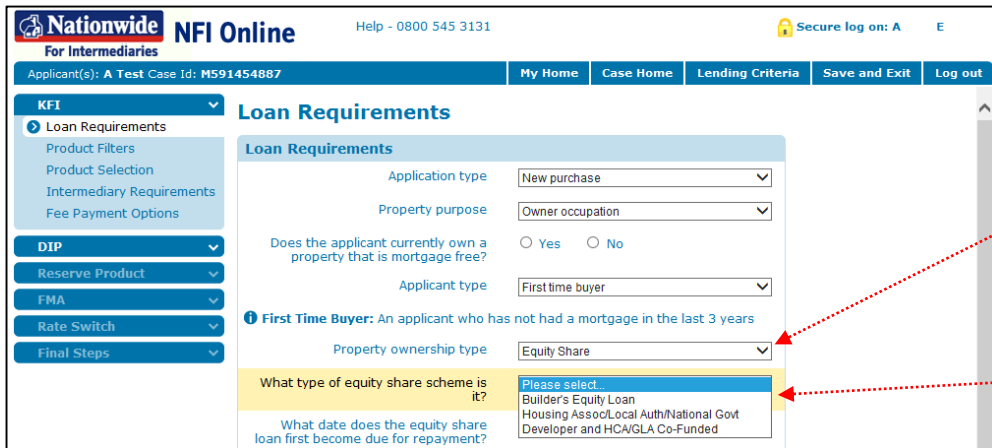
#### Current LTV restrictions on New Build are:

- New Build Houses - restricted to 85% LTV
- New Build Flats - restricted to 75% LTV

LTV is worked out using the loan amount requested against the full open market value.

Example: Loan = £71,000  
 Full property value = £120,000  
 LTV = 59.17%

### KFI



**Nationwide NFI Online** Help - 0800 545 3131 Secure log on: A E

For Intermediaries

Applicant(s): A Test Case Id: MS91454887 My Home Case Home Lending Criteria Save and Exit Log out

**KFI**

- Loan Requirements
  - Product Filters
  - Product Selection
  - Intermediary Requirements
  - Fee Payment Options
- DIP
- Reserve Product
- FMA
- Rate Switch
- Final Steps

**Loan Requirements**

Application type: New purchase

Property purpose: Owner occupation

Does the applicant currently own a property that is mortgage free?  Yes  No

Applicant type: First time buyer

**First Time Buyer:** An applicant who has not had a mortgage in the last 3 years

Property ownership type: Equity Share

What type of equity share scheme is it?

- Please select...
- Builder's Equity Loan
- Housing Assoc/Local Auth/National Govt
- Developer and HCA/GLA Co-Funded

What date does the equity share loan first become due for repayment?

Choose Equity Share in the Property ownership type

Select the relevant Equity Share Loan scheme

**KFI** ▾

➤ **Loan Requirements**

Product Filters

Product Selection

Intermediary Requirements

Fee Payment Options

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**DIP** ▾

Reserve Product ▾

FMA ▾

Rate Switch ▾

Final Steps ▾

## Loan Requirements

**Loan Requirements**

Application type:  ▾

Property purpose:  ▾

Does the applicant currently own a property that is mortgage free?  Yes  No

Applicant type:  ▾

**i First Time Buyer:** An applicant who has not had a mortgage in the last 3 years

Property ownership type:  ▾

What type of equity share scheme is it?  ▾

What date does the equity share loan first become due for repayment?  /  /

This only relates to the repayment of the equity loan capital and not the interest. Please refer to the Mortgage Handbook.

Loan amount:

Purchase price of share:

Full market value of property:

Percentage of property being purchased:

Mortgage term:

Enter the date the equity share loan becomes due for repayment. This date would not be less than the mortgage term that has been selected

In this example the client needs to borrow £75,000 – this is entered in loan amount field

The value of their share is £80,000 – entered in purchase price of share field

The full market value of the property is £100,000 – entered in full market value of property field

**KFI** ▾

➤ **Loan Requirements**

Product Filters

Product Selection

Intermediary Requirements

Fee Payment Options

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**DIP** ▾

Reserve Product ▾

FMA ▾

Rate Switch ▾

Final Steps ▾

This only relates to the repayment of the equity loan capital and not the interest. Please refer to the Mortgage Handbook.

Loan amount:

Purchase price of share:

Full market value of property:

Percentage of property being purchased:

Mortgage term:

**Security Details**

Have you found a property yet?  Yes  No

Property Type:  ▾

Is the property a new build, newly converted or refurbished?  Yes  No

Tenure:  ▾

**Scheme Details**

Does this application relate to a Nationwide or external scheme?  Yes  No

Nationwide Scheme:  ▾

External Scheme:  ▾

[Help to Buy Scheme](#)

For Help to Buy Schemes the scheme details section should be completed

Select None to Nationwide Scheme

Select External Scheme as Help to Buy

**Nationwide NFI Online** Help - 0800 545 3131

For Intermediaries

Applicant(s): T Test Case Id: M591454927 My Home Case Home Lending Criteria

**KFI** **DIP**

- Loan Requirements
- Property Details
- Deposit Details
- Applicant Details
- Address Details
- Employment Income
- Other Income
- Outgoings
- Credit History
- Decision In Principle

**Reserve Product** **FMA** **Rate Switch** **Final Steps**

### Loan Requirements

**Loan Requirements**

Application type: New purchase

Property purpose: Owner occupation

Does the applicant currently own a property that is mortgage free?  Yes  No

Applicant type: First time buyer

**i First Time Buyer:** An applicant who has not had a mortgage in the last 3 years

Property ownership type: Equity Share

What type of equity share scheme is it? Housing Assoc/Local Auth/National Govt

What date does the equity share loan first become due for repayment? 26 / 05 / 2033

Is the property to be used for residential purposes?  Yes  No

Loan amount: £75,000

Purchase price of share: £80,000

Full market value of property: £100,000

Percentage of property being purchased: 80.00%

LTV: 93.75%

Equity Share Product LTV: 75.00%

**i** The lower the LTV the greater the product choice that may be available. Please ensure you refer to our latest product information as further LTV restrictions and maximum loan amounts apply to specific products.

Mortgage term: 15 0

The details in the Loan Requirements section of the DIP screen are the same as for the KFI

**Nationwide NFI Online** Help - 0800 545 3131 Secure log on: A E

For Intermediaries

Applicant(s): T Test Case Id: M591454927 My Home Case Home Lending Criteria Save and Exit Log out

**KFI** **DIP**

- Loan Requirements
- Property Details
- Deposit Details
- Applicant Details
- Address Details
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**Reserve Product** **FMA** **Rate Switch** **Final Steps**

### Deposit Details

You have indicated a deposit of £5,000.00

Total deposit amount still to be entered is **£0.00**

**Deposit Details**

Source of deposit	Deposit amount
Savings	£5,000.00

What is the source of your deposit? Savings

How much is from this source? £5,000.00

**+** Add an entry

We require a minimum of 5% deposit from the clients own resources e.g. savings or a gift. In addition to this 5% your client can use further deposit monies from other acceptable sources, where applicable. This should be entered separately.

Please **do not** enter the equity loan amount in this screen.

**KFI** ▾  
**DIP** ▾  
**Reserve Product** ▾  
**FMA** ▾  
Applicant's Contact Details  
Employment Details  
Bank Details  
✔ Property Details  
➤ **Description of Property**  
Valuation Requirements  
Other Occupants  
Insurance Details  
Solicitor Details  
Intermediary Advice & Fees  
Completeness Check  
**Rate Switch** ▾  
**Final Steps** ▾

### Description of Property

**Property Description**

Equity shareholder name

What is the property type?

What year was the property built?

Number of Bedrooms

How many floors does the property have?

Is the property a new build or newly converted or refurbished?  Yes  No

Does the property have a garage or parking space?  Yes  No

Does the property have a basement or cellar?  Yes  No

Is the property under construction or major redevelopment (or due to be)?  Yes  No

Is the property a listed building?  Yes  No

Is the property habitable?  Yes  No

Is the plot size greater than 1 acre?  Yes  No

Are the walls constructed of one of the following; brick, block or stone?  Yes  No

Is the roof constructed of either tile or slate?  Yes  No

Has the property been flooded in the last 5 years?  Yes  No

Is the property at risk of coastal or river erosion?  Yes  No

Has the property suffered from subsidence, heave or landslip?  Yes  No

Version: 8.0.0.0 I

Enter the Equity Shareholder name here

**Please note:** What you enter here will be displayed on the offer

For Help to Buy cases, the Equity Shareholder name should be:

England: Homes and Communities Agency

Scotland: The Scottish Ministers

Wales: Help to Buy (Wales) Limited