

**NFI ONLINE**

# Equity Share Loan Keying Guide



## 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) doesn't 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%

---

## Illustration

- 1 Choose 'Equity Share' in the Property ownership type.
- 2 Select the relevant Equity Share loan scheme.
- 3 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.
- 4 Select 'Help to Buy' from the drop menu for Help to Buy schemes when answering the question 'Does this application relate to a special scheme?'
- 5 In this example, the client needs to borrow £75,000 – this is entered in the 'loan amount' field.
- 6 The value of their share is £80,000 – this is entered in the 'purchase price of share' field.
- 7 The full market value of the property is £100,000 – this is entered in the 'full market value of property' field.

## DIP

The details required on the Loan Requirements page of the DIP module are the same as for the Illustration (above).

We need a minimum of 5% deposit from the client's 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.

**Nationwide NFI Online**  
 Building Society Secure log on: Helen Rixon  
 Applicant(s): Mr A Test Case Id: MS95370865 My Home Case Home Case Update

**Description of Property**

**Property Description** 1

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: 8.0.0.0.1

1 Enter the Equity shareholder name.

**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