

Porting application guide

This guide will assist you with keying a porting application on NFI Online and producing an illustration.

Note: The following porting application types cannot be completed on NFI Online and should follow the **Paper Exception** process:

Porting:

- a 25-year fixed rate
- an account with a future dated Product Transfer
- if the mortgage term takes the applicant past 75 years old (like for like applications only)
- of 5 or more accounts with no additional borrowing
- of 4 or more accounts with further borrowing
- an account where the current mortgaged property is being let out
- of 3 or more applicants (like for like applications only)

Create case

- 1 After completing the first couple of pages and having successfully searched for the existing customer the 'Account Summary' page will display their existing account information.

It is important to make note of the 'Outstanding Balances' for each 'loan part' you wish to port. You'll need these figures to determine your total loan amount.

If you are keying a 'like for like' porting case, round down the pence of the 'Outstanding Balances' to the nearest £1. The total loan amount can't include pence.

Click 'Continue' to proceed and either add a second applicant or create the application.

Illustration

Nationwide NFI Online
Building Society Secure log on: Hannah Internine
Applicant(s): Miss K Water Case Id: M551072312 My Home Case Home Case Update

Illustration
Loan Requirements
Product Filters
Porting Loan Selection
Intermediary Requirements
Fee Payment Options

DIP
Reserve Product
FMA
Rate Switch
Final Steps

Loan Requirements
Need guidance on keying Loan Requirements? [Click here](#)

Loan Requirements
Will any applicant own any other mortgaged properties on completion of this mortgage? ☐ No, only one mortgaged property
Does the applicant currently own a property that is mortgage free? ☐ Yes ☒ No
Applicant type Existing Nationwide borrower
Existing Nationwide Borrower: An applicant who has a mortgage with Nationwide or has had one in the last 12 months.
Property ownership type Standard
Does this application relate to a special scheme? None
1 Loan amount £150,000
Purchase price £200,000
LTV 75.00%
2 Mortgage term 25 0
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.
Property Details
Have you found a property yet? ☒ Yes ☐ No
Property Type Terraced House
Is the property a new build, newly converted or refurbished? ☐ Yes ☒ No
Tenure Freehold
Version: 8.8.0.1 Cancel Continue

- 1 The 'Applicant type' will default to 'Existing Nationwide Borrower' where applicable.

Key the total loan required in the 'Loan Amount' field. This figure must include all 'loan parts' you wish to port and any 'further borrowing' amount. Please note, the minimum that can be taken as further borrowing is £5,000.

Remember: The total loan amount cannot include pence. When porting 'like for like' please round the pence of each loan part down to the nearest pound when calculating the total loan.

- 2 Key the overall 'Mortgage term' here. If there's further borrowing then this will be the term for the 'further borrowing'. A ported account can either retain its existing term or be aligned to the overall 'Mortgage Term' set here. Individual terms for each loan part are defined later.

Nationwide NFI Online
Building Society Secure log on: Hannah Internine
Applicant(s): Miss K Water Case Id: M551072312 My Home Case Home Case Update Save and Exit Log out

Illustration
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Porting Loan Selection
Mortgage Loan Requirements
You have requested a loan amount of £150,000.00.
You have requested a term of 25 years and 0 months.
Loan amount to be satisfied £106,156.40.

1
2
3

Product description	Interest rate	Balance to port	Revert rate	Ported
Standard Mortgage Rate	4.24%	£43,843.60	N/A	Yes

Repayment type Repayment
Existing balance £43,843.60
Existing loan term 25 years 0 months
Product expiry date 31/05/2027
Is this account being ported? Yes
How much of the existing balance is being ported? £43,843.60
Do you wish to amend the term to the term requested on Loan Requirements? Yes
New loan term 25 years 0 months
6.14% 10 Year Fixed 6.14% £0.00 2.75% No

Repayment type Repayment
Existing balance £24,297.46
Existing loan term 25 years 0 months
Product expiry date 31/10/2021
Is this account being ported? No
Version: 8.8.0.1 Cancel Backward Continue Page 10: F182388

- 1 The 'Porting Loan Selection' page will allow you to review and adjust your porting requirements.

The 'Mortgage Loan Requirements' will confirm the 'loan amount' and the 'requested term' on the application.

- 2 The 'Loan amount to be satisfied' will track how much of the loan you have accounted for. Each time you confirm a loan part will be ported, this amount will reduce. Any remainder can be taken as 'further borrowing'. The minimum that can be taken as further borrowing is £5,000. If you're left with a 'Loan amount to be satisfied' of less than £5,000 you will need to amend the loan amount in the 'Loan Requirements' screen of the 'DIP'.

- 3 Before you can proceed further, you'll need to confirm the terms on all the loan parts. If all loans are to have the same mortgage term, then ensure you click the  option on each loan part and confirm if you wish to change the term to the 'requested term'. **Please do this even if there is only one part** (being the ported part with no further borrowing).

Remember: At least one loan part must have the same term as the 'requested term'.

- 1 Once you've confirmed all the terms, return to the first loan part to review its setup.

The 'Repayment type' can be amended where 'Part and Part' has been selected in 'Loan Requirements'. Where 'Repayment' or 'Interest Only' has been chosen these fields will be locked.

- 2 The 'Balance you wish to port' section allows you to amend the porting amount for this loan part.

Once all loan parts have been reviewed, click 'Continue' to proceed.

Remember: You can't increase a porting balance, if you are keying a 'like for like' porting case, this should be rounded down to the nearest £1.

If the existing loan term is **less** than the minimum affordable term (provided at DIP), NFI Online will adjust the new loan term to match the requested term you keyed on the loan requirements screen. You won't be given the option to change this.

DIP

- 1 The 'Applicant type' will default to 'Existing Nationwide Borrower' where applicable.

Key the total loan required in the 'Loan Amount' field. This figure must include all 'loan parts' you wish to port and any 'further borrowing' amount. Please note, the minimum that can be taken as further borrowing is £5,000.

Remember: The total loan amount cannot include pence. When porting 'like for like' please round the pence of each loan part down to the nearest pound when calculating the total loan.

- 2 Key the overall 'Mortgage term' here. If there's further borrowing then this will be the term for the 'further borrowing'. A ported account can either retain its existing term or be aligned to the overall 'Mortgage Term' set here. Individual terms for each loan part are defined later.

Key the remainder of the 'DIP' like a normal purchase.

Existing Mortgage Details

Existing Nationwide Mortgage(s)

1 The applicant(s) currently have the following mortgage account(s) with Nationwide. Please note: These only include mortgage accounts linked to the property searched for when creating this application and the applicant(s) may have other mortgage accounts with Nationwide, for other properties.

1 Please confirm below how much of the existing mortgage balance(s) will be continuing after completion of this new mortgage.

Account number	Outstanding balance	Monthly payment
60035590028	£47,344.07	£207.49

Outstanding balance continuing after completion of this mortgage: £0.00

Repayment basis: Interest Only

Product description: Standard Mortgage Rate

Remaining term: 6 1 2 Months

Penalty amount: £0.00

Penalty expiry date:

Existing arrears amount: £207.49

Existing undrawn balance: £0.00

61169907069	£19,144.49	£165.47
61508298078	£7,897.01	£65.59

Other Existing Mortgage(s)

1 Please consider all existing mortgage accounts the applicant(s) currently holds. This should include any other Nationwide mortgage accounts, not already listed above.

Does any applicant have any other existing mortgages? ☐ Yes ☐ No

Version: 8.0.0.0.1 Cancel Backward Your progress Continue

- 1 The mortgage accounts are listed with more details available by clicking the icon.

Complete the 'DIP' and continue onto the 'Reserve Product' section.

Note: The DIP decision will give you a **minimum affordable term**. If any parts of the loan(s) being ported are unaffordable over their current term, NFI Online will amend this to the minimum affordable term.

Reserve product

NFI Online Secure log on: Tay Singh Help and support

Applicant(s): Mr A Taylor & Mrs G Taylor Case ID: MG20356596 My Home Case Home Case Update Save and Exit Log out

Porting Loan Selection

Mortgage Loan Requirements

You have requested a loan amount of £60,000.00.
You have requested a term of 20 years and 0 months.
Loan amount to be satisfied £22,843.33.

Your Portable Mortgage Products

Product description	Interest rate	Balance to port	Revert rate	Ported
Base Mortgage Rate	2.75%	£37,056.67	N/A	Yes

Repayment type: Repayment

Existing balance: £37,056.67

Existing loan term: 7 years 0 months

Product expiry date: 31/09/2025

1 You are able to compare the costs of porting versus choosing a new product by selecting the 'Compare' option below. Early repayment charges may apply if the full balance isn't ported.

Is this account being ported? Yes

How much of the existing balance is being ported? £37,056.67

New loan term: 20 years 0 months

Compare

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- 1 The 'Porting Loan Selection' page displays again in the Reserve Product module, it provides you with the opportunity to review and adjust your porting requirements, should you wish to make any amendments to your selections in the Illustration module.

Where 'Repayment' or 'Interest Only' is selected in 'Loan Requirements' the 'Repayment type' field will be locked. Where 'Part and Part' is selected, you will be able to amend this field.

Nationwide

NFI Online

Secure log on: Austin Ebodili

Help and support

Applicant(s): Misa I. Koula Case Id: M650133554

My Home

Case Home

Case Update

Save and Exit

Log out

Illustration

DIP

Reserve Product

Decision In Principle

Product Filters

Porting Loan Selection

Porting Comparison

Multiple Product Selection

Product Selection

Decision In Principle

Fee Payment Options

Illustration

Product Confirmation

Property Validation

EMA

Rate Switch

Final Steps

Product Selection

Eligible Products List

Product Code	Product Description	APRC	Initial Interest Rate	Booking Fee	Product Fee	Monthly Payment	
991337	10 Year Fixed Rate	4.1%	3.99%	£0.00	£0.00	£482.31	☐
991001	10 Year Fixed Rate	4.2%	3.89%	£0.00	£999.00	£477.78	☐
991280	5 Year Fixed Rate	3.7%	2.84%	£0.00	£0.00	£431.64	☐
991209	3 Year Fixed Rate	3.9%	2.69%	£0.00	£0.00	£425.27	☐
990953	5 Year Fixed Rate	3.7%	2.64%	£0.00	£999.00	£423.16	☐
991402	2 Year Base Rate Tracker	4.0%	2.54%	£0.00	£0.00	£418.96	☐
990891	3 Year Fixed Rate	3.9%	2.39%	£0.00	£999.00	£412.70	☐
991138	2 Year Fixed Rate	3.9%	2.29%	£0.00	£0.00	£408.56	☐
991060	2 Year Base Rate Tracker	4.0%	2.14%	£0.00	£999.00	£402.39	☐
990829	2 Year Fixed Rate	4.0%	1.89%	£0.00	£999.00	£392.25	☐

Version: 8.0.0.0.1

Cancel

Backward

Get Decision

Page Id: F331

The 'Product Selection' page will allow you to choose a new product for the 'further borrowing' where the amount being ported doesn't cover the full loan amount requested, if applicable.

In the following pages you may produce a Porting Illustration based on your setup. This is the last of the porting screens in the application.

The remainder of the application is keyed as a standard purchase.