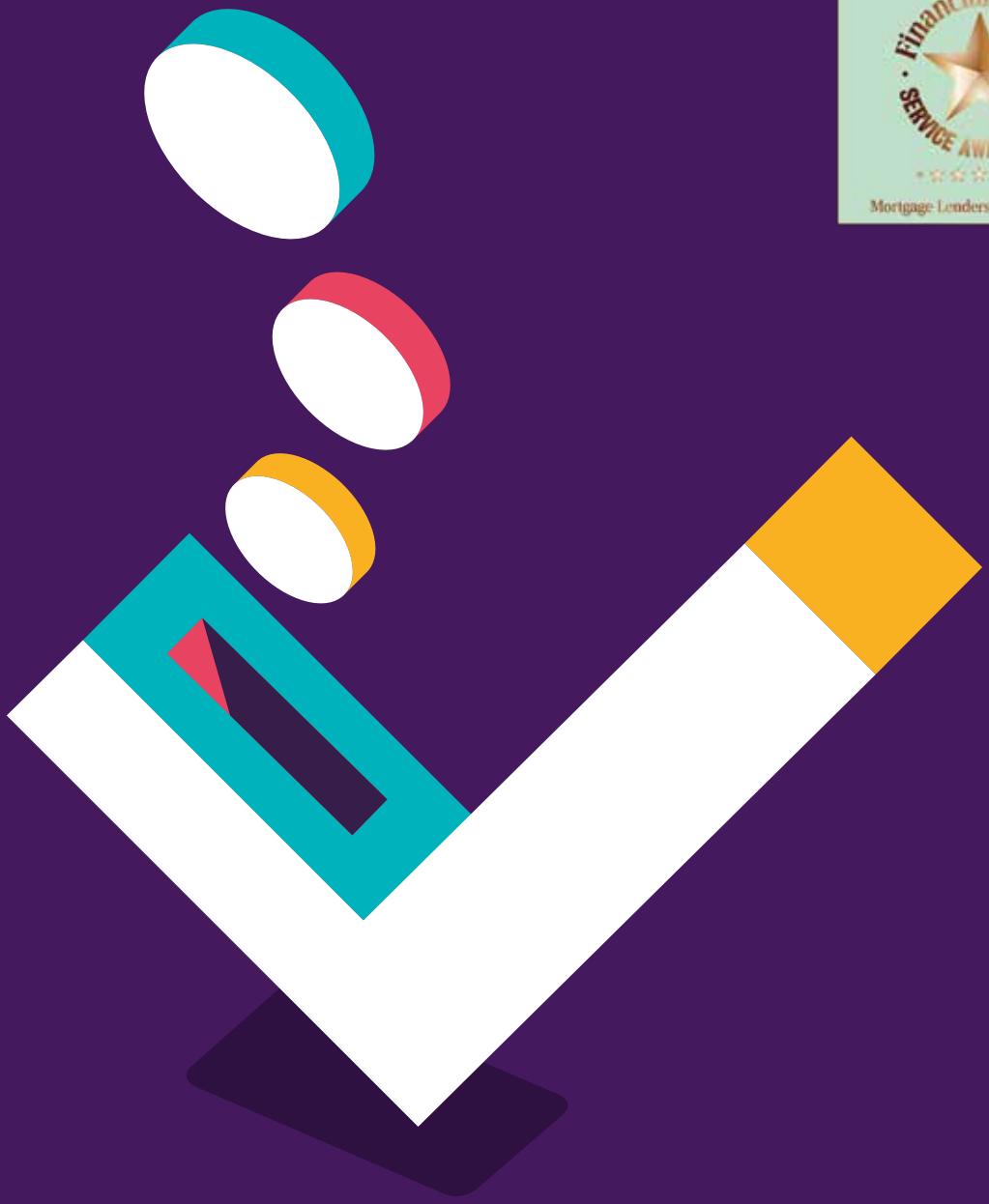
ONLY FOR USE BY MORTGAGE INTERMEDIARIES



NatWest Intermediary Solutions

Acceptable income types

NatWest

Main income

Basic net salary	6 months' continuous employment, not necessarily with the same employer.
Bonus – annual guaranteed	Up to 100% of the last two years' annual guaranteed bonus.
Bursaries from employer	Acceptable when paid for living expenses but not when paid for fees.
Car allowance	If part of employment contract.
Commission – regular	Evidenced by 3 months' consecutive payslips and most recent P60. If unable to provide P60, or if the income figure on P60 does not correlate to the information on the payslips because of a salary increase, change of job or one-off bonus payment, 6 months' payslips are required.
Contractor (self-employed) – earning £75,000 or less a year	Where LTV is less than, or equal to, 75% AND loan amount is less than, or equal to, £500,000 - latest year's accounts (1 year) or latest Inland Revenue Tax Assessment. Where LTV is more than 75% OR loan amount is more than £500,000 - last 2 years' finalised business accounts or last 2 years' Inland Revenue Tax Assessments. If applicant does not hold their personal and/or business bank accounts with NatWest/RBS, then 3 months' statements are required for the relevant accounts.
Contractor (self-employed) – earning more than £75,000 a year	Evidence of 12 months' contract income, with a minimum of 6 months' historic contracts. No more than 6 weeks between contracts in the 12 month period. Where significant business expenses that are not reimbursed as part of applicant's contract are identified on the application, 3 months' bank statements (personal or business) must be provided evidencing these.
Employer value account	Evidence required of the salary received, including any other allowances and the Annual Value Amount.
Housing allowance from employer	If part of employment contract.
Interim payment for Armed Forces Personnel	Up to 100% of the interim payment can be used.
Long term large town allowance	Regional allowance for living within a specified location.
Other employer 'value account' benefits	Employee benefits that are effectively 'cash' e.g. shopping vouchers, can be included as income providing can be verified as such.
Overtime – guaranteed	Evidenced by 3 months' consecutive payslips and most recent P60. If unable to provide P60, or if the income figure on P60 does not correlate to the information on the payslips because of a salary increase, change of job or one-off bonus payment, 6 months' payslips are required.
PAYE contractor	Evidenced for last 12 months and confirmation that a current contract is in place.
Private pension	
Regular investment income e.g. dividend payments	Evidenced for last 6 months.
Regular trust income	Evidenced for last 6 months.
Second job	Minimum 6 months' employment.
Self employed	Salary, drawings, dividends or net profit. Must be verified by latest year's finalised accounts, Tax Overview or SA302. Please refer to our *Packaging Requirements* guide for details on supporting information you need to submit.
Stipend	Form of salary paid for internship/apprenticeship. Only acceptable where the long term nature of the income can be evidenced.
Temp agency income	Minimum 3 months' contract and income evidenced over last 12 months.

Additional income

Bonus – paid annually/6 monthly discretionary (performance related)	Up to 50% average of the last 2 years.
Bonus paid monthly	Evidenced by 3 months' consecutive payslips and most recent P60. If unable to provide P60, or if the income figure on P60 does not correlate to the information on the payslips because of a salary increase, change of job or one-off bonus payment, 6 months' payslips are required.
Bonus paid quarterly	Evidenced by 4 quarterly payslips detailing the bonus payment.
Court, non-court approved and CSA child maintenance	Paid for the last 6 months.
Overtime – regular/fluctuating	Evidenced by 3 months' consecutive payslips and most recent P60. If unable to provide P60, or if the income figure on P60 does not correlate to the information on the payslips because of a salary increase, change of job or one-off bonus payment, 6 months' payslips are required.
Rental income	Net amount after mortgage payments and costs are covered. Confirm via the last 2 years' finalised accounts or HMRC tax assessments.

Benefits main income

Carer's Allowance	Paid to people aged 16 or over spending at least 35 hours per week caring for someone with substantial caring needs.
Disability Living Allowance (DLA)	For children and adults aged under 65 who need help with personal care due to disability or terminal illness. From April 2013, DLA was replaced by Personal Independence Payment.
Income support	Can only be accepted if paid in conjunction with disability living allowance/personal independence payment.
Personal Independence Payment (PIP)	Replaced DLA for people aged 16 to 64 from April 2013. PIP assists with the extra costs caused by long-term ill health or disability.
State Pension	State Pension is received when an individual reaches the State Pension Age.
War Widow(er) Pension	Payment if wife/husband/civil partner has died as a result of their service in HM Armed Forces during a time of war.

Benefits additional income

Adoption Allowance	Paid by local council/adoption agency.
Attendance Allowance	For people aged 65 or over who need help with personal care due to physical or mental disability.
Child Benefit	Paid to individuals responsible for a child even if not their parent. If an individual receives an income of more than £50,000 a year Child Benefit should not be included as part of their income.
Child Tax Credit	Paid to individuals responsible for children aged under 16 or under age 20 if enrolled in certain types of education or training. Incorporated into Universal Credit (rolled out on a phased basis)
Constant Attendance Allowance	Payment if in receipt of Industrial Injuries Disablement Benefit and need daily care and attention.
Employment & Support Allowance	Provides financial help to people who are unable to work due to illness or disability. Incorporated into Universal Credit.
Foster Carer's Allowance	Minimum allowance to cover the costs of caring for a child in their home. National minimum rates apply.
Guardian's Allowance	Payment to those bringing up a child whose parents have died.
Industrial Injuries Disablement Benefit	Payment to those who are ill or disabled from an accident or disease caused by work.
Pension Credit	Income related benefit.
Reduced Earnings Allowance	Payment to those who can't earn as much as they used to because of an accident or disease caused by their work.
Universal Credit	The Standard Allowance element, which is the new term for Working Tax Credits (WTC), Job Seekers Allowance (JSA) and Income Support & Employment Support Allowance (ESA), can only be included where it can be evidenced from the award letter that the customer is employed i.e. the award letter details the take-home pay. This will confirm that the customer is in receipt of WTC/ESA and not unemployment benefits. **In addition:** Any housing element should be deducted from the overall figure and NOT included for mortgage affordability purposes The customer must provide a written breakdown of their Universal Credit via their award letter or online statement (must include full breakdown of award) The amount received depends on income. Circumstances are assessed each month and the amount paid may change If the take-home pay shows as £0 on the award letter, Universal Credit cannot be used for mortgage purposes
Widowed Parent Allowance	Payment if widowed and receiving Child Benefit for at least one child.
Working Tax Credit	Payment is based on the number of hours worked and the salary received. Has been incorporated into Universal Credit (on a limited basis). Universal Credit was introduced in April 2013 and combines a number of current benefits into one monthly payment.

Please note that all forms of income are subject to underwriter's discretion

For more information go to **intermediary.natwest.com**

Non-acceptable income

Bereavement Allowance	Paid to widows, widowers or surviving civil partners for a maximum of 52 weeks. Not accepted as paid to reimburse personal expenditure.
Employee benefit trusts (EBT)	This is a tax mitigation scheme used in conjunction with employment income.
Expenses	Not acceptable as paid to reimburse personal expenditure.
Housing Benefit	Payment of full or partial contribution to claimant's rent. The full rental figure i.e. rent amount without receipt of the benefit, must be listed in applicant's commitments. Housing Benefit is not acceptable for mortgage products. Incorporated into Universal Credit.
Job Seeker's Allowance	Paid to people who are unemployed or working 16 hours or less per week. Has been incorporated into Universal Credit (on a limited basis)
Third party income	Spouse, partner, parent NOT included on the application

*Live***TALK**

Help with pre-submission applications

We are happy to help you with queries about customer applications on *Live***TALK**, our instant messaging service at **intermediary.natwest.com**.

Use *Live***TALK** for :

- Registration/password queries
- Queries on criteria for new applications
- Queries about using the website

And, get a transcript of your conversation

Help with existing applications

03459 00 11 10

Call our dedicated intermediary mortgage processing centre on our local rate number

For help with:

- Checking receipt of supporting documentation
- Providing updates on underwriting decisions
- Managing valuation instructions
- Confirming mortgage offer issued
- Extending mortgage offer term
- Confirming completion dates

Use our online Mortgage Application Tracker to monitor progress of your customers' applications

For more information go to **intermediary.natwest.com**