

Overpayment Reserve Removal Form

For Intermediary Business

(To only be used when making a Rate Switch application)

Overpayment Reserve

If your client(s) make mortgage payments exceeding the contracted monthly amounts, these overpayments will form an 'Overpayment Reserve'. Customers can then choose to (with prior permission from Nationwide) utilise this Overpayment Reserve to lower future monthly mortgage payments should they wish. As a result, when completing a Rate Switch application, the Overpayment Reserve will be included in the Total Mortgage Balance and used to calculate the Loan to Value (LTV) of the application.

If your client's current mortgage was taken out before 4th March 2010, they will also have access to a 'borrow back' facility. This will allow them to 'borrow back' the funds as a lump sum, increasing their mortgage balance. Upon completion of a Rate Switch, this facility will be lost on any switched accounts.

Please note the following:

- If your client(s) would like to retain the ability to underpay on their mortgage in the future by utilising their Overpayment Reserve, the value of the Overpayment Reserve must be included in the LTV calculation used in the Rate Switch application.
- If your client's mortgage was taken before 4th March 2010 and they would like to retain their 'borrow back' facility to use in the future, they should consider whether completing a Rate Switch is appropriate as this facility would be lost.
- If your client's mortgage was taken before 4th March 2010 and they would like to utilise the 'borrow back' facility before completing a Rate Switch, your client(s) should contact Nationwide on **0800 30 20 10**.
- If your client(s) would like to remove the Overpayment Reserve on their account, to reduce the LTV on their application and waive the ability to utilise the overpayment now or in the future, you should complete and return this form to Intermediary.Switching@nationwide.co.uk

Declaration

I confirm that all relevant statutory provisions including requirements under the Financial Services & Markets Act have been satisfied. I confirm that any third party who may have arranged, advised on or introduced this mortgage is authorised to advise, arrange or introduce the business or is exempt from authorisation. I am fully aware that quality checks will be carried out on the validity of the information contained in this form.

I confirm that all applicants wish to proceed with this Overpayment Reserve amendment.

Intermediary's name

Company FCA number

If you are an Appointed Representative this is not your Principal's FCA name or number

Please sign within white box

Date

Overpayment Reserve(s) To Be Adjusted

	Account 1	Account 2	Account 3	Account 4
Account Number				
Current Overpayment Reserve Amount £				
Remove or Reduce?	Remove <input type="checkbox"/> Reduce <input type="checkbox"/>	Remove <input type="checkbox"/> Reduce <input type="checkbox"/>	Remove <input type="checkbox"/> Reduce <input type="checkbox"/>	Remove <input type="checkbox"/> Reduce <input type="checkbox"/>
Reduce Overpayment Reserve To? £				

If there are more than 4 accounts to be adjusted, please complete additional Overpayment Reserve Removal Form as required and send to Intermediary.Switching@nationwide.co.uk

Next Steps

Please return this form via email to Intermediary.Switching@nationwide.co.uk.

If this form is received by 3pm, the overpayment reserve will be removed from the mortgage account within the same working day, else it will be removed the following working day. Once the Overpayment Reserve has been reduced / removed, you will be contacted and advised to restart your Rate Switch application.