Referral Reason Why Letter for Second Charges

Customer name and address

Date

Dear XXXX

We have recently met/spoken\* to discuss your mortgage requirements. During the course of our discussions I identified that I will be unable to assist you in obtaining further lending because

(selectable paragraphs below)

1. your existing mortgage has an Early Repayment Charge of £XXX until XXXX 20XX which you are unwilling/unable to pay.
2. unfortunately your current circumstances do not meet standard first charge lender affordability criteria.
3. unfortunately there is not enough equity in your property to satisfy current first charge lending criteria.
4. unfortunately you do not meet standard first charge lending criteria in respect of age and term requirements.
5. Your current mortgage is arranged on an interest only basis and your circumstances mean that you do not meet current lending criteria for re-mortgaging.
6. Ad-hoc paragraph free format for any other reasons.

I have made you aware that there are alternative options for further borrowing, such as unsecured lending, a further advance or a secured loan. We have discussed the availability of a secured loan and as you still wish to borrow a further sum, I have referred you to Positive Lending who are our Intermediary Partner for second charge mortgages.

Positive Lending will contact you for further information and will provide advice to you in respect of your second charge lending requirements.

Yours sincerely

Mr Adviser

Firm Name

\*selectable