

MORTGAGES (REGULATORY REPORTING) INSTRUMENT 2019

Powers exercised

- A. The Financial Conduct Authority (“the FCA”) makes this instrument in the exercise of the following powers and related provisions in the Act:
- (1) section 137A (The FCA’s general rules);
 - (2) section 137T (General supplementary powers); and
 - (3) and section 139A (The FCA’s power to give guidance).
- B. The rule-making powers listed above are specified for the purpose of section 138G(2) (Rule-making instruments) of the Act.

Commencement

- C. Part 1 of the Annex to this instrument comes into force on 1 October 2020.
- D. Part 2 of the Annex to this instrument comes into force on 1 January 2021.
- E. Part 3 of the Annex to this instrument comes into force on 1 April 2021.

Amendments to the Handbook

- F. The Supervision manual (SUP) is amended in accordance with the Annex to this instrument.

Citation

- G. This instrument may be cited as the Mortgages (Regulatory Reporting) Instrument 2019.

By order of the Board
26 September 2019

Annex

Amendments to the Supervision manual (SUP)

In this Annex, underlining indicates new text and striking through indicates deleted text.

Part 1: Comes into force on 1 October 2020

16 Reporting requirements

...

16.12 Integrated Regulatory Reporting

...

16.12.18 R ...
C

Description of <i>data item</i>	<i>Data item</i> (note 1)	Frequency	Submission deadline
...			
Second charge lending - arrears analysis	...	...	...
<u>Second charge mortgage administration – business profile</u>	<u>Section G1 MLAR</u>	<u>Quarterly</u>	<u>20 business days</u>
...			

...

16 Mortgage Lenders & Administrators Return ('MLAR')
Annex 19AR

...

G MORTGAGE ADMINISTRATION: Business profile (1)

...

G1	Number of loans administered		
.1	for:		
	a) Firms <i>Firms with a mortgage lender's permission</i> <u><i>mortgage lender's permission</i></u>	...	...
	b) Firms <i>Other persons (but not special purpose vehicles – see c) below)</i>	...	...
	c) SPVs <i>Special purpose vehicles</i>	...	...
	d) Total	...	...

G1	Balance outstanding on loans administered for:		
.2			
	a) Firms <i>Firms with a mortgage lender's permission</i> <u><i>mortgage lender's permission</i></u>	...	...
	b) Firms <i>Other persons (but not special purpose vehicles – see c) below)</i>	...	...
	c) SPVs <i>Special purpose vehicles</i>	...	...
	d) Total	...	...

G (2) MORTGAGE ADMINISTRATION: Business profile

G2 ~~Lenders~~ Persons for whom mortgage administration was being carried out at end of quarter ...

G2 ~~Firms~~ *Firms with a mortgage lender's permission* *mortgage lender's permission*: ...
 .1 *mortgage lender's permission*:
 [top 5 only]

- G2 Other ~~firms~~ *persons* (but not ...
 .2 special purpose vehicles – see
G2.3 below):
 [top 5 only]
- G2 SPVs *Special purpose vehicles*: ...
 .3 [top 5 only]

**16 Mortgage Lenders & Administrators Return ('MLAR') – sub-forms for
 Annex second charge regulated mortgage activity
 19AAR**

...

MLA-G1 Second Charge Mortgage Administration – Business profile

Second or subsequent charge mortgage contracts administered at end of quarter

	<u>As Principal administrator</u>	<u>As Other administrator</u>
1 <u>Total number of residential loans to individuals administered</u>	<input type="text"/>	<input type="text"/>
2 <u>Total balance outstanding on all residential loans to individuals administered (£000's)</u>	<input type="text"/>	<input type="text"/>

...

**16 Notes for Completion of the Mortgage Lenders & Administrators Return
 Annex ('MLAR')
 19BG**

...

SECTION G: MORTGAGE ADMINISTRATION – BUSINESS PROFILE

...

You should also note, however, that if you have both a *mortgage lender's* activity and a *mortgage administrator's* activity to administer your own book and do not

have any off-balance sheet loans to administer, then you should ~~not complete this section~~ answer only the first question of section G of the MLAR (“Do you need to complete tables G and H?”), leaving the rest of section G and section H blank.

‘Principal’ and ‘Other’ Administrators

...

- **Principal administrator:** this is where your ~~firm~~ firm:
 - (a) is administering its own off-balance sheet mortgages; or
 - (b) is authorised to undertake a mortgage administrator’s activity, and is exercising that activity on behalf of either a lender or ~~other firm~~ another person that is not itself authorised to undertake a mortgage administrator’s activity; or has entered into a contract to do so but has outsourced the mortgage administrator’s activity to another person.
- **Other administrator:** this is where your ~~firm~~ firm (although authorised to undertake a mortgage administrator’s activity) is undertaking loan administration for either a lender or ~~other firm~~ another firm which itself is also authorised to undertake a mortgage administrator’s activity. In this situation, your ~~firm~~ firm is not regarded as the ‘principal administrator’, and you are merely acting on behalf of an authorised mortgage administrator.

...

G1 Mortgage contracts administered at end-quarter			
Where your firm is acting as Principal administrator (columns 1-3)			
Collects data on mortgage contracts administered as at the end of the quarter, but only where you are formally acting as principal in exercising a mortgage administrator’s activity. It therefore excludes the reporting of:			
<ul style="list-style-type: none"> • any loan administration where you, being a firm without a mortgage administrator’s activity, are merely providing an outsourced service for a third party which does have a mortgage administrator’s activity and which is exercising it in respect of those loans; and • any loan administration where you, a firm having a mortgage administrator’s activity, are acting as agent and providing an outsourced service for a third party which itself has a mortgage administrator’s activity and which is exercising it in respect of those loans. 			
...			
G1.1	Number of loans	You should detail the number of regulated mortgage contracts administered as at the end of the quarter for firms <u>firms</u> with a mortgage lender’s activity, for other firms <u>persons</u> (i.e. lenders <u>including</u>	

	<p><u>unauthorised purchasers of your off-balance sheet mortgages for which whom you administer mortgages but they themselves do not have a mortgage lender’s activity) and for special purpose vehicles (‘SPVs’) (i.e. firms that fall within the Handbook definition of a special purpose vehicle).</u></p> <p>You should also detail the number of non-regulated loans administered as at the end of the quarter for <u>firms firms</u> with a <u>mortgage lender’s activity</u>, for other <u>firms persons</u> (i.e. <u>lenders including unauthorised purchasers of your off-balance sheet mortgages for which whom you administer mortgages but they themselves do not have a mortgage lender’s activity</u>) and for <u>SPVs special purpose vehicles</u>.</p> <p>The total (all loans) is the sum of <i>regulated mortgage contracts</i> and non-regulated loans.</p>
...	
G2	<u>Lenders Persons for whom mortgage administration was being carried out at quarter-end</u>
	<p>Collects data only on the top five <u>lenders persons</u> for each category by value (i.e. the largest five <u>firms persons</u> by value, based on balances outstanding on regulated loans) for whom mortgage administration was being carried out at the quarter end. (Details on other <u>lenders persons</u> are not required to be shown, over and above the top five listed in each category.)</p> <p>The analysis required in G2 covers all <i>mortgage administration</i> activity undertaken by your <u>firm firm</u>, irrespective of whether your <u>firm firm</u> is acting as a ‘principal’ or ‘other’ administrator. The final column of the analysis, however, asks you to indicate your status for each <u>firm person</u> listed, namely whether acting as ‘Principal’ or as ‘Other’ administrator.</p>
...	
G2.2	<u>Other firms persons who own loans</u>
	<p>Please detail the top five other <u>firms persons who own beneficially the rights of the lender under the relevant mortgage contracts</u> (by value) for whom <i>mortgage administration</i> was being carried out at the quarter-end (but who themselves do not have a <i>mortgage lender’s activity</i>; <u>these persons may be authorised persons or unauthorised persons</u>).</p>
	<p>You should indicate the value of <i>regulated mortgage contracts</i> and non-regulated loans for each of the top five other <u>firms persons who own beneficially the rights of the lender under the relevant mortgage contracts and for whom you administer</u>.</p>
	<p>The total (all loans) for each <u>firm person</u> listed is the sum of <i>regulated mortgage contracts</i> and non-regulated loans.</p>

G 2.3	SPVs <u>Special purpose vehicles</u>
	Please detail the top five <i>SPVs special purpose vehicles</i> (by value) for whom <i>mortgage administration</i> was being carried out at the quarter-end. If your <i>firm</i> has off-balance sheet loans (which it has reported in G1.1 c) and G1.2 c)) then please show your <i>firm</i> as one of these five <i>SPVs special purpose vehicles</i> as follows:
	<ul style="list-style-type: none"> • group together all <i>SPVs special purpose vehicles</i> for which your <i>firm</i> is the originator and show the aggregated amounts on a single line (irrespective of whether the total of regulated loans for all such <i>SPVs special purpose vehicles</i> would rank within the top five); • under “firm reference” column, put your <i>firm</i>’s reference number; • under “Name of firm” column, put your <i>firm</i>’s name followed by “own <i>SPVs special purpose vehicles</i>” in brackets, for example XYZ firm name (own <i>SPVs special purpose vehicles</i>). <p>You should indicate the value of <i>regulated mortgage contracts</i> and non-regulated loans for each of the top five <i>SPVs special purpose vehicles</i> for whom you administer.</p> <p>The total (all loans) for all <i>SPVs special purpose vehicles</i> listed is the sum of regulated mortgage contracts and non-regulated loans.</p>

SECTION H: MORTGAGE ADMINISTRATION – Arrears analysis

Type of loans to be reported

This arrears analysis should cover only those types of loan listed below, in respect of which your *firm* is formally acting as principal administrator in exercising a mortgage administrator’s activity. Thus, irrespective of whether your *firm* has a *mortgage administrator’s* activity, if you are merely acting as an administrator for a third party that itself has, ~~and is exercising,~~ a *mortgage administrator’s* activity, then you should not include any such loans in this analysis.

The types of loans to be included in the analysis are:

- (i) Loans administered for *firms* which do not themselves have a *mortgage lender’s* activity. These ~~are the~~ loans are reported at G1.2 b) in table G.
- (ia) Loans administered for any other *person*, including loans which your *firm* originated but which have been securitised off-balance sheet (and are therefore not reported in section A3 of Table A under “Securitised balances”). These loans are also reported at G1.2 b) in table G.
- (ii) Loans administered for ~~third party~~ *SPVs special purpose vehicles*. These loans are reported at G1.2 c) in table G.

- (iii) ~~where your *firm* has a *mortgage lender's* activity, loans that represent your *firm's* off balance sheet loans and which you have reported in section A3 of table A as "gross balances" under "Securitised balances" [deleted].~~

NB: loans in (ii) and (iii) are all those shown in G1.2c of table G.

Part 2 – Comes into force on 1 January 2021

16 Reporting requirements

...

16.11 Product Sales Data Reporting

Application

16.11.1 R This section applies:

...

(2) in relation to performance data reports;

(a) ~~to a *the firm* in ("A") which the rights and obligations of the lender under a entered into the *regulated mortgage contract* are vested; or~~

(b) where the right of the lender to receive payments under the *regulated mortgage contract* has passed to another person ("B") by legal or equitable assignment or by operation of law:

(i) where B is a *firm* with *permission for administering a regulated mortgage contract*, *firm B* (and it is immaterial for this purpose whether B makes arrangements for A or another *person* to administer the mortgage or to exercise the lender's rights under it); or

(ii) where B is not a *firm* with *permission for administering a regulated mortgage contract* and B enters into an agreement with a *firm* ("C") to administer the contract, *firm C* (it is immaterial for this purpose whether *firm C* is *firm A*, or whether *firm C* enters into an arrangement with another *person* to outsource or delegate the performance of some of those administration activities).

16.11.1 G Where a *regulated mortgage contract* has been sold or securitised, the *firm* responsible for the performance data report should be the 'principal administrator' submitting the *MLAR* (see section G of *SUP 16 Annex 19AR* and the guidance notes on section G in *SUP 16 Annex 19BG*).

Purpose

16.11.2 G ...

(3) Certain of the information is required under PRA rules: see SUP 16.11.7R(2) to (5). This information is collected by the FCA for the PRA, but the PRA allows the FCA to retain the information for the FCA's purposes.

Reporting requirement

16.11.3 R ...

(3) A firm must submit a nil return in respect of performance data reports if it does not own any rights of a lender under a regulated mortgage contract, and only carries on the regulated activity of administering a regulated mortgage contract for firms which are themselves obliged to submit performance data reports under SUP 16.11.1R(2).

...

...

16 Reporting Fields
Annex
21R

...

2

...

(c)

...

Data reporting field	Code (where applicable)	Notes
Performance Data (report for all regulated mortgage contracts)		
Reference number of lender that currently holds the mortgage <u>the firm to which SUP 16.11.1R(2) applies</u>	Numeric	This field must contain the firm reference number of the lender that currently holds the mortgage whether they originated the mortgage or have bought it from another firm. Where the mortgage is securitised, this includes the lender that retains an interest in the mortgage. This should be the FRN of the firm which is obliged to submit the

		performance data report (not the FRN of the reporting agent, if there is one, appointed under <i>SUP 16.11.11R</i>).
Is the beneficial owner of the rights of the lender under the mortgage contract a <i>firm</i> ?	Y = yes N = no	
Reference number of the <i>firm</i> which is the beneficial owner of the lender's rights under the mortgage contract	Numeric	Where the <i>firm</i> submitting the report is the beneficial owner, report the reference number of that <i>firm</i> . Where the beneficial owner is a <i>firm</i> other than the <i>firm</i> submitting the report, report the reference number of the other <i>firm</i> . If the beneficial owner is an <i>unauthorised person</i> , do not report this <i>data element</i> .
Name of the <i>unauthorised person</i> which is the beneficial owner of the lender's rights under the mortgage contract	Alphanumeric	Where the beneficial owner is an <i>unauthorised person</i> , report the legal name (rather than a trading name) of that <i>person</i> . If that <i>unauthorised person</i> is a <i>special purpose vehicle</i> , report "SPV". If the beneficial owner is an <i>authorised person</i> , do not report this <i>data element</i> .
Is the legal owner of the lender's rights under the mortgage contract a <i>firm</i> ?	Y = yes N = no	Where the lender's rights have been sold or assigned in a way which creates a split between the legal and beneficial ownership of those rights, report whether the legal owner is a <i>firm</i> or not.
Reference number of the <i>firm</i> which is the legal owner of the lender's rights under the mortgage contract	Numeric	Where the <i>firm</i> submitting the report is the legal owner, report the reference number of that <i>firm</i> . Where the legal owner is a <i>firm</i> other than the <i>firm</i> submitting the report, report the reference number of the legal owner. If the legal owner is an <i>unauthorised person</i> , do not report this <i>data element</i> .
Name of the <i>unauthorised person</i> which is the legal owner of the lender's	Alphanumeric	Where the legal owner is an <i>unauthorised person</i> , report the legal

<p><u>rights under the mortgage contract</u></p>		<p><u>name (rather than a trading name) of that person.</u></p> <p><u>If that <i>unauthorised person</i> is a <i>special purpose vehicle</i>, report “SPV”.</u></p> <p><u>If the legal owner is an <i>authorised person</i>, do not report this <i>data element</i>.</u></p>
<p><u>Is the account part of a closed book?</u></p>	<p><u>Y = yes</u></p> <p><u>N = no</u></p>	<p><u>Report ‘Y’ if the mortgage account (or collection of accounts of which the account is treated as part, i.e. the mortgage book) is closed to new business. This will be the case where the only new funds transferred to the account or the book are further advances to the <i>customer</i> (or existing <i>customers</i> within the book), but the <i>customer</i> is not able to change to a new product type or switch interest rate types. This would include mortgage books owned by <i>unauthorised persons</i>, mortgage books owned by <i>authorised persons</i> whose permission does not include the <i>regulated activity of entering into a regulated mortgage contract</i>, and mortgage books where the owner has <i>permission</i> to carry on the <i>regulated activity of entering into a regulated mortgage contract</i> but is not exercising it in relation to the mortgage book or <i>customers</i> within the book.</u></p>
<p><u>Reference number of administrator</u></p>	<p><u>Numeric</u></p>	<p><u>Where the mortgage is administrated by a third party that is an <i>authorised person</i>, this field must contain the reference number of that <i>firm</i>. (This should be the <i>Principal administrator</i> rather than the <i>Other administrator</i>: see Section G of <i>SUP 16 Annex 19BG</i>.)</u></p>
<p>...</p>	<p>...</p>	<p>...</p>

Part 3: Comes into force on 1 April 2021

16 Reporting requirements

...

16.11 Product Sales Data Reporting

...

Content of the report

16.11.5 R A sales data report must contain sales data in respect of the following products:

...

(3) regulated mortgage contracts (but not including further advances (see SUP 16.11.7R(3)) and internal product transfers and internal remortgages, irrespective of whether there is a new mortgage contract);

...

...

16.11.7 R (1) A data report must comply with the provisions of SUP 16 Annex 21R.

(2) But (3) to (5) apply where a firm which is required to submit a sales data report under SUP 16.11.3R(1)(a) is a PRA-*authorised person* which is also required to submit information to the FCA under chapter 23 (regulatory mortgage contract reporting) of the PRA's Regulatory Reporting rules.

(3) Where the sales data report relates to a further advance, SUP 16.11.3R(1)(a) and SUP 16 Annex 21R apply to the firm only in relation to the format in which the data elements in the report are to be submitted to the FCA.

(4) Where the sales data report does not relate to a further advance, SUP 16.11.3R(1)(a) and SUP 16 Annex 21R apply to the firm in respect of the data elements listed in (5) only in relation to the format in which the data elements are to be submitted to the FCA.

(5) The data elements are:

(a) the total amount owed by the borrower to the firm and secured on the property immediately prior to the new borrowing;

(b) for a second charge regulated mortgage contract, the total amount owed by the borrower to third parties secured on the property;

(c) rate to which stress test applied; and

(d) contractual reversion rate.

...

**16
Annex
19AR** Mortgage Lenders & Administrators Return ('MLAR')

...

E(2) RESIDENTIAL LOANS TO INDIVIDUALS: Nature of loan and purpose

...

E6 By purpose

...

**E6.3 Further Advance ...
3 advances and
drawdowns**

...

**16
Annex
19BG** Notes for Completion of the Mortgage Lenders & Administrators Return ('MLAR')

...

SECTION E: RESIDENTIAL LOANS TO INDIVIDUALS – New business profile

...

E6 By purpose

...

E6.3 Further ~~advance~~ advances and drawdowns

A further loan (either as a ~~normal~~ further advance, or as a second charge loan where the *firm* has the first charge) to an existing borrower of the *firm*, secured on the same property; or a drawdown on a flexible mortgage.

The underlying purpose of the further advance or drawdown is not relevant and could include e.g. purchasing freehold interest in a currently owned leasehold property; buying a second property on the security of the first; as a consumer loan fully secured on residential property; ~~or as a 'drawdown' on a flexible mortgage.~~

However, further advances and drawdowns on existing buy to let loans, and on *lifetime mortgage* loans should instead be reported against E6.2 and E6.6 respectively.

...

**16
Annex
20G**

Products covered by the reporting requirement in SUP 16.11

...

In the case of mortgage transactions, the reporting requirement ~~only~~ applies to loans for house purchase, ~~and~~ remortgages, internal product transfers (including those effected by a new mortgage contract and those effected as contract variations) and ~~(in the case of sales data only) not to~~ further advances. In the case of sales data, a reportable mortgage transaction applies where the mortgage transaction has completed (i.e. funds have been transferred and have been applied for the purpose of the mortgage).

...

**16
Annex
21R**

Reporting fields

...

2 SPECIFIC REPORTING FIELDS

...

(c) Mortgages

...

Notes

...

- (3) ~~In the case of sales data only, reporting fields should not be completed in relation to further advances [deleted]~~

...

(8) In this Annex:

- (a) a “further advance” means a further loan to an existing borrower of the *firm* and which is secured on the same property, whether under a new mortgage contract, or by variation to an existing mortgage contract. A “further advance” includes a loan secured by a second or subsequent charge where the *firm* has the benefit of the first charge

(or other charge ranking in priority to that on which the further advance is secured); and

- (b) an “internal product transfer” means where a borrower under a regulated mortgage contract does not change lender but transfers internally to a different mortgage product, or renews their existing product, with no additional borrowing (other than product fees or arrangement fees added to the outstanding amount), whether or not the transfer involves a new regulated mortgage contract.

Data reporting field	Code (where applicable)	Notes
Sales Data (report for all <i>regulated mortgage contracts</i>)		
<u>Date mortgage account opened of mortgage transaction</u>	DD/MM/YYYY	Date of mortgage completion or draw-down of the funds. <u>In the case of an internal product transfer or other internal remortgage, this should be the date the new account is opened, or the rate change or product switch is effected.</u>
<u>Original transaction reference</u>	Numeric / Alphanumeric	<p><u>Only report this data element where there is a further advance or an internal product transfer or other internal remortgage. Report the transaction reference of the mortgage when originally reported.</u></p> <p><u>If the mortgage is an internal remortgage or the result of a series of internal remortgages, report the transaction reference of the earliest predecessor mortgage in that series.</u></p> <p><u>If that predecessor mortgage predates sales data reporting (i.e. the original mortgage transaction pre-dates 1 April 2005), report “predates”.</u></p> <p><u>If the transaction reference to be reported is not known, report “unknown”.</u></p>
<u>Date of original mortgage transaction</u>	DD/MM/YYYY	<p><u>Only report this data element where there is a further advance or an internal product transfer or other internal remortgage. Report the date of the mortgage transaction when originally reported.</u></p>

		<p>If the mortgage is an <u>internal remortgage</u> or the result of a series of <u>internal remortgages</u>, report the <u>transaction date of the earliest predecessor mortgage</u> in that series.</p> <p>If that predecessor mortgage predates sales data reporting (i.e. the original mortgage transaction pre-dates 1 April 2005), or the date to be reported is not known, report “01/01/1900”.</p>
...
Type of mortgage	<p>L = <i>lifetime mortgage</i></p> <p>SA = <i>shared appreciation mortgage</i></p> <p>SO = shared ownership mortgage</p> <p>BM = business loan</p> <p>BL = bridging loan</p> <p>FA = <u>further advance under an existing mortgage contract</u></p> <p>FN = <u>further advance under a new mortgage contract</u></p> <p>GM = guarantor mortgage</p> <p>HN = loan to a <i>high net worth customer</i></p> <p>BR = buy-to-let mortgage (regulated)</p> <p>LO = low start mortgage</p>	<p>Use code to indicate mortgage type. Report all relevant codes.</p> <p>Report ‘NA’ to denote ‘not applicable’ where codes do not apply.</p> <p><u>Report ‘FA’ for a further advance under the same mortgage contract.</u></p> <p><u>Report ‘FN’ for a further advance under a new mortgage contract.</u></p> <p>Report a ‘guarantor mortgage’ where the income of a guarantor has been included in the affordability assessment.</p> <p>Report a ‘low start mortgage’ where payments are made on an interest-only basis for a set period at the start of the mortgage, but payments contractually revert to a repayment basis after this set period.</p> <p>Report ‘PT’ for an internal product transfer.</p> <p><u>Report ‘SC’ for a <i>second charge regulated mortgage contract</i>. Where relevant, report both ‘FN’ and ‘SC’ where the <i>firm</i> is entering into a <i>second charge regulated mortgage contract</i> and the borrower also has amounts owing to the <i>firm</i> secured by a first charge on the property, or ‘FA’ and ‘SC’ where there is a further advance under a <i>second charge regulated mortgage contract</i>.</u></p> <p><u>Where there is an internal product transfer on a <i>second charge regulated mortgage contract</i>, report ‘PT’ and ‘SC’.</u></p>

	<p><u>PT = internal product transfer</u></p> <p>RI = retirement interest-only mortgage</p> <p>SB = self-build mortgage</p> <p>SE = secured overdraft</p> <p>SC = <i>second charge regulated mortgage contract</i></p> <p>VN = contract variation with no affordability assessment</p> <p>NA = not applicable</p>	<p>Report 'VN' for contract variations that result in a new <i>regulated mortgage contract</i>, where no affordability assessment has been undertaken in accordance with <i>MCOB 11.6</i>. <u>Where relevant, report as both 'VN' and 'PT'</u>.</p> <p>Report 'L' if the mortgage is a <i>lifetime mortgage</i> of the type described in <i>MCOB 9.4.132AR</i>.</p>
...
Was this mortgage advanced under a government supported initiative?	...	<p>Report whether the mortgage was advanced under a government supported initiative, e.g. through provision of a shared equity loan or indemnity insurance.</p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
...
Type of borrower	<p>F = first time buyer</p> <p>M = home movers (2nd or subsequent buyers)</p> <p><u>I = internal remortgagors</u></p> <p>R = <u>external remortgagors</u></p> <p>C = council/registered social landlord tenant exercising their</p>	<p>Use code to indicate type of borrower.</p> <p>A mortgage taken on a previously unencumbered property should be reported as a remortgage.</p> <p>Only 1 code should be entered.</p> <p>Report 'O' for <i>lifetime mortgages, bridging loans, further advances</i> and <i>second charge regulated mortgage contracts</i> that are not for remortgage purposes.</p> <p><u>Report 'I' for internal product transfers and other internal remortgages (including those done through a contract variation rather than by entering into a</u></p>

	right to buy O = other	new contract). Report 'R' for all other remortgages.
...
Repayment strategy for interest-only and mixed mortgages	...	Report where any part of the mortgage has been advanced on an interest-only basis. Where there is more than one repayment strategy, report all. For a <i>lifetime mortgage</i> of the type described in <i>MCOB 9.4.132AR</i> , report both 'L' and 'C'. <u>In the case of an internal product transfer, do not report this data element.</u>
...
Term of mortgage in months	Numeric	Report the mortgage term in months. <u>For an internal product transfer or other internal remortgage, or for a further advance, report the remaining term at the time of the transfer, remortgage or advance.</u> Where the loan is split into more than one part, report the term applying to the largest part of the loan.
Size of loan	Numeric £	The original balance when the mortgage was completed. <u>For an internal product transfer, report the balance immediately after the transfer. For a further advance, report the size of the advance.</u> This amount should include fees and charges added to the loan.
Market value of the mortgaged property	.	Report the market value of the mortgaged property represented as a sterling equivalent amount. The value reported should be based on the surveyors <u>surveyor's</u> valuation, a valuation index, or other method that the product provider used to determine the market value. In the case of staged construction or self build schemes, value means 'expected final value of property at the time the

		<p>lending decision is made’.</p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
Type of valuation at origination of mortgage	<p>I = internal inspection</p> <p>E = external inspection only, including drive-by</p> <p>A = automated valuation model, indexed or desktop valuation</p> <p>O = other</p> <p><u>N = no valuation carried out</u></p>	<p>Report the type of valuation undertaken to obtain the market value of the mortgaged property.</p> <p>An internal inspection is where a valuer has carried out an internal inspection of the property.</p> <p>An external inspection is where the property has been inspected (including by drive-by inspection), but without an internal inspection of the property.</p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
<u>The total amount owed by the borrower to the firm and secured on the property immediately prior to the new borrowing</u>	Numeric £	<p><u>For a new mortgage contract, report the total amount owing to the firm and secured on the property that is outstanding immediately prior to the mortgage advance.</u></p> <p><u>For a further advance under an existing regulated mortgage contract (which constitutes a variation to that mortgage contract), report the amount owed to the firm and secured on the property immediately prior to the making of that further advance.</u></p> <p><u>Where there is a further advance under an existing regulated mortgage contract which is a second charge regulated mortgage contract, report the amount owed to the firm and secured on the property immediately prior to the making of that further advance.</u></p> <p><u>This <i>data element</i> is not limited to amounts secured by regulated mortgage contracts, but includes any borrowing secured on the property.</u></p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>

For a <i>second charge regulated mortgage contract</i> , the total amount owed by the borrower to <u>third parties secured on the property</u>	Numeric £	Report the total amount owing to third parties and secured on the property at the time of the mortgage advance or further advance, as relevant. (Amounts owing to the <i>firm</i> secured by charge ranking in priority to the <i>second charge regulated mortgage contract</i> should be included in the <i>data element</i> above.) <u>This data element is not limited to amounts secured by regulated mortgage contracts, but includes any borrowing secured on the property.</u> <u>In the case of an internal product transfer, do not report this data element.</u>
...
Amount of extra money withdrawn for remortgages	...	For remortgages only, report the amount of extra money withdrawn, when the new mortgage is larger than the previous mortgage. Report the extra money withdrawn as the size of the new loan reported less the value of the previous mortgage outstanding immediately prior to completion. <u>In the case of an internal product transfer, do not report this data element.</u>
The purpose of a <u>further advance, second charge regulated mortgage contract</u> or extra money withdrawn for remortgages	H = home improvements D = debt consolidation O = other	Use codes to indicate the purpose(s) of the <u>further advance, second charge regulated mortgage contract</u> , or the extra money withdrawn for first or second charge remortgages. Report all that apply. <u>In the case of an internal product transfer, do not report this data element.</u>
Amount of debt consolidated	...	Report only where the borrower is consolidating debt into the new mortgage. <u>In the case of an internal product transfer, do not report this data element.</u>
County court judgments (CCJs) – first borrower (Value)	Numeric £	Report where the first borrower has been the subject of one or more CCJs, with a total value greater than £500,

		<p>within the last three years (whether satisfied or unsatisfied).</p> <p>Report '0' where the borrower does not have any CCJs.</p> <p>Where a CCJ is registered against the first and second borrower, report for both.</p> <p>A reference to the 'county court' is a reference to the county court in England and Wales, the county court in Northern Ireland and the sheriff court in Scotland.</p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
County court judgments (CCJs) – second borrower (Value)	Numeric £	<p>Report where the second borrower has been the subject of one or more CCJs, with a total value greater than £500, within the last three years (whether satisfied or unsatisfied).</p> <p>Report '0' where the borrower does not have any CCJs.</p> <p>Where a CCJ is registered against the first and second borrower, report for both.</p> <p>A reference to the 'county court' is a reference to the county court in England and Wales, the county court in Northern Ireland and the sheriff court in Scotland.</p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
Impaired credit history of first borrower	<p>A = arrears</p> <p>V = IVA</p> <p>B = bankruptcy</p> <p>D = debt relief order</p> <p>NA = not applicable</p>	<p>Use code/s to indicate applicable credit history of first borrower. Report all that apply.</p> <p>A = applies where within the last two years, the first borrower has owed overdue payments, of an amount equivalent to three months payments, on a mortgage or other loan (whether secured or unsecured).</p> <p>V = applies where the first borrower has been subject to an individual voluntary arrangement (IVA) at any time within the last three years.</p> <p>B = applies where the first borrower has</p>

		<p>been subject to a bankruptcy order at any time within the last three years.</p> <p>D = applies where the first borrower has been subject to a debt relief order any time within the last three years.</p> <p>Where the impaired credit item relates to both the first and second borrower, report for both.</p> <p>Report 'NA' to denote 'not applicable' where the borrower has no relevant impaired credit history items.</p> <p>For the purposes of this note:</p> <ul style="list-style-type: none"> - a reference to an 'individual voluntary arrangement' includes a protected trust deed in Scotland; - a reference to a 'bankruptcy order' includes a declaration as to bankruptcy made by the sheriff or the Accountant in Bankruptcy in Scotland; - a reference to a 'debt relief order' includes LILA (Low Income Low Asset) Bankruptcy in Scotland. <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
<p>Impaired credit history of second borrower</p>	<p>A = <i>arrears</i></p> <p>V = IVA</p> <p>B = bankruptcy</p> <p>D = debt relief order</p> <p>NA = not applicable</p>	<p>Use code/s to indicate applicable credit history of second borrower. Report all that apply.</p> <p>A = applies where within the last two years, the second borrower has owed overdue payments, of an amount equivalent to three months payments, on a mortgage or other loan (whether secured or unsecured).</p> <p>V = applies where the second borrower has been subject to an individual voluntary arrangement (IVA) at any time within the last three years.</p> <p>B = applies where the second borrower has been subject to a bankruptcy order at any time within the last three years.</p> <p>D = applies where the second borrower has been subject to a debt relief order</p>

		<p>any time within the last three years.</p> <p>Where the impaired credit item relates to both the first and second borrower, report for both.</p> <p>Report 'NA' to denote 'not applicable' where the borrower has no relevant impaired credit history items.</p> <p>For the purposes of this note:</p> <ul style="list-style-type: none"> - a reference to an 'individual voluntary arrangement' includes a protected trust deed in Scotland; - a reference to a 'bankruptcy order' includes a declaration as to bankruptcy made by the sheriff or the Accountant in Bankruptcy in Scotland; - a reference to a 'debt relief order' includes LILA (Low Income Low Asset) Bankruptcy in Scotland. <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
...
Purchase price of property (purchases only)	...	<p>Report purchase price as stated on the mortgage application.</p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
Is the dwelling new?	Y = Yes N = No	<p>Report 'Y' if the property is a new build property.</p> <p>'New' refers to the period in which the main structure of the dwelling was completed and also means where a dwelling is being occupied for the first time. It does not include new conversions of older dwellings.</p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>
...
Customer's share of property, for shared ownership	...	<p>Report percentage of <i>customer's</i> share.</p> <p><u>In the case of an internal product transfer, do not report this <i>data element</i>.</u></p>

...
<p>Affordability data</p> <p>Do not report affordability data when <u>affordability assessment has not been undertaken, i.e. for an <i>interest roll-up mortgage</i> an affordability assessment has not been undertaken or the <i>firm</i> has relied on a <i>rule</i> other than one in <i>MCOB 11.6</i> when undertaking an affordability assessment.</u></p> <p>...</p>		
...
Stress-tested interest rate used to assess the effect of future interest rate rises on affordability	Numeric %	<p>Report the actual rate used, e.g. sum of product rate plus any increment or flat rate.</p> <p>If <i>MCOB 11.6.18R</i> does not apply because the interest rate is fixed for five years or more, report the fixed rate.</p> <p>See <i>MCOB 11.6.18R</i> for the requirements for considering the effect of future interest rate increases.</p>
<u>Rate to which stress test applied</u>	Numeric %	<p><u>Report the interest rate to which the stress was applied to produce the rate reported in the <i>data element</i> above.</u></p> <p><u>If no stress test was undertaken, do not report this <i>data element</i>.</u></p>
<u>Contractual reversion rate</u>	Numeric %	<p><u>The contractual reversion rate is the rate which, at the date of the mortgage transaction being reported, is expected to apply at the end of any initial incentivised or fixed rate periods.</u></p> <p><u>If the contractual reversion rate is different from the rate to which the stress test is applied (see the <i>data element</i> above), report the contractual reversion rate; otherwise do not report this <i>data element</i>.</u></p> <p><u>If no stress test was undertaken, do not report this <i>data element</i>.</u></p>
...