System user guide

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0800 116 4385    0333 240 6084 (mobile friendly)
@Precise_Mtgs precisemortgages.co.uk
How to register with Precise Mortgages in minutes

› There is no need to wait for our confirmation by email or post, once validated you have everything you need to do business.
› To avoid delays in paying your procuration fees, we will send a bank details form to your registered office for completion, which should be returned with a copy of your letterhead.
› Once registered you will be the first to hear the latest news from Precise Mortgages.

How to register

To register simply click the ‘Register with us’ button at precisemortgages.co.uk

1. Click ‘New Users’ – please click here to begin the registration process, which appears underneath the ‘Registration’ header.

2. Register your company using your Financial Services Register number or the Financial Services Register number of your principal company (shown on the screen as ‘Your Company FCA number’). Hit the ‘Search’ button and this will bring up the details associated to this number.

3. Select your preferred correspondence address; this can be either your company location or a new location.

4. Click next to advance to the personal details form. Register your personal details, enter your chosen log in user name and password (minimum of 8 digits), then read and accept the intermediary website terms of business.

Registration is now complete; you will receive an email confirming this. You are now ready to submit business, simply click the ‘Home’ button to return to the log in page.

Logging in

5. To log in enter your user name and password.

6. If you have forgotten your password, please click ‘Forgotten Password?’, you will be asked to confirm a few key personal details before being able to reset your password.

Once you have logged in, everything you need is just a click away! You’ll find personal messages from Precise Mortgages and your recent case history.
Navigating your homepage

**Navigation is easy, with all menu options displayed on every screen.**

1. **Home**
   Click here to return to your homepage.

2. **Products**
   Click here to launch the Precise Mortgages’ website in a separate tab. From here you can access information about all of our products, including rates and criteria.

3. **Literature**
   Click here to launch the Precise Mortgages’ website in a separate tab. In the ‘Document downloads’ section you will be able to access both customer and broker documentation.

4. **Illustration**
   To produce a quick Illustration of what your customer could borrow, use this link. The Illustration only takes a couple of minutes and does not credit score your customer.

5. **DIP (Decision in Principle)**
   To produce a DIP for your customer click here. This will only leave a soft footprint on your customer’s credit profile and will give you an instant decision.

6. **Application Search**
   To quickly find a case, simply fill in at least one of the search criteria boxes and press ‘Search’.

7. **User Profile**
   Click here to manage your account. From here you can change your password, address, contact details or submission route if you are Directly Authorised.
   
   More details on these functions can be found on page 4.

8. **Logout**
   Click here to logout. **Don’t forget to hit save before you logout if you are submitting a case.**

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**Case management**

Your 10 most ‘Recent Cases’ will be displayed on your homepage for ease of reference, shown by the screenshot to the left.

A. Your ‘Case ID’ provides a unique reference for your individual cases. By clicking on these references you can access the full case information.

B. ‘Status’ will confirm the current status of your case in real time. (Please note that there is also an ‘Action List’ in this section that will be ticked as each stage is reached - this will highlight your case’s progress.)
Setting your preferred submission routes if you are Directly Authorised (DA)

If you are a DA, before you start submitting cases you will need to select your preferred submission routes.

1. To do this you will need to visit ‘User Profile’, located in the top menu bar.

2. To select or change your preferred Mortgage Club(s), simply click on ‘Change My Submission Route List’.

3. This will then display a list of Mortgage Clubs registered with Precise Mortgages.

4. You can choose as many or as few as you would like to by moving them across to the ‘Preferred List’ box. Simply click on your preferred route and click the arrow button. Going forward when submitting a case you will only need to choose from this personalised list to set the Mortgage Club you want to use.

5. Confirm your selection by entering your password.

Updating your details

6. Select the relevant option to update your password, address, contact details and submission routes (only DAs can amend their submission routes).

7. Any changes will need to be confirmed by entering your password.
If you want to produce an Illustration based on just your customer’s loan requirements before you submit a Decision in Principle (DIP), simply navigate to the 'Illustration' tab in the menu bar (please note that the products you can select from here may be different to those available once a DIP has been submitted).

Please note when you select the level of advice given for residential loans only 'Advised' will be accepted.

If you are a DA and submitting your case through a Mortgage Club, only your preferred selection will show. To amend your preferences, you will need to update your user profile - see page 4 for details.

You will now need to enter some basic loan details.
Once you have submitted the loan details, hit the ‘Next’ button; the next page will display the products that are available based on the loan details provided (these products may not be available once a DIP is submitted). You will need to choose a product tier from the ‘Product Category’ drop down box.

Once you have chosen your tier, the ‘Find Products’ button will bring back all of the products in this tier available based on the basic loan details provided.

You will then be asked to confirm the applicant’s basic details and whether they would like to add the chosen product’s fees to the loan (please note that you must ensure your customer has made a positive choice to add these fees to the loan); if your customer would like to add the fees to the loan, simply select the box in the ‘Add to loan’ column and a tick will appear, confirming the fees as added.

Finally, click the ‘Produce Illustration’ button to produce your customer’s Illustration.

Once you have produced this Illustration you will then have the option to proceed to a DIP or return to your homepage.
How to progress to DIP

To create a fully credit checked DIP you can select one of the following steps:

1. If you prefer to carry out a DIP without first producing an Illustration, select DIP in the top menu bar.

2. If you have already produced an Illustration for your customer, you can access their case summary from your recent cases on the homepage and progress to DIP from there. Don’t worry, all of the previous information you have entered will be carried over.

3. Click on their ‘Case ID,’ this will take you through to their case summary.

4. From the case summary, you can proceed to DIP by pressing the ‘Proceed to DIP’ button; this will carry through all the loan details from the Illustration.

Top tip!

If you need to download or upload a document which is relevant to the case, you can do so on the case summary page.

To download a document simply click on the required link underneath.

To upload a document, click ‘Add new’ and follow the steps.
Creating a DIP

There are just 8 simple steps to producing a DIP for your customer. All DIPs give you a decision in an instant and only leave a soft footprint on your customer’s credit profile.

Step 1 – Intermediary Declaration
At this point you must declare that the DIP you are about to submit adheres to our lending guidelines, and the customer has consented to proceed. Once confirmed, press the ‘Next’ button to start your DIP.

Step 2 – Submission Route Details
1. Choose whether your customer would like a Residential or Buy to Let loan.
2. We will not accept Execution Only on Residential Mortgages.
3. If you are submitting business to us through a Mortgage Club you will need to choose your option from the dropdown. Please note, if you are a DA, you will need to set your preferred submission route before starting the DIP. See ‘Updating your User Profile’ on page 4.

Step 3 – Applicant details
4. You will need to complete all of the sections for your applicant in order to progress to step 4.
5. If there are two applicants you will need to tick ‘2’ for an additional applicant. You will then need to complete all of the sections again for applicant 2.

Step 4 – Loan details
If you have produced a quick Illustration for your applicant, these details will be carried over to this section. If you have not, you will need to complete this section before you progress.

Step 5 – Property details
You will need to confirm whether the applicant has found a property, if they have you will need to complete this section. If they haven’t, you can still proceed to DIP just select no and click the ‘Next’ button.
**Step 6 – Declaration**

At this point you are about to progress to a preliminary decision, by selecting ‘Submit’ you will progress to a DIP.

1. A decision will be returned almost instantly.
2. If your applicant receives a ‘Pass’ you will be presented with a list of all of the products available to them. Please note, this may differ to the product you chose at Illustration.
3. Simply choose the most suitable product for your customer and hit the ‘Next’ button.

**Step 7 – Fees**

Once you have chosen the product you will be presented with any fees associated with that product, if your customer would like to add all or some of these fees to the loan simply tick the relevant boxes.

At this point you will also need to declare if there are any intermediary fees and if you are sharing your procuration fee with the applicant.

### Available Products

<table>
<thead>
<tr>
<th>Product Name</th>
<th>Initial Rate</th>
<th>Initial Monthly Payment</th>
<th>Max LTV</th>
<th>Product Fee</th>
<th>Select</th>
</tr>
</thead>
<tbody>
<tr>
<td>SBCS – Near Prime Tier 3.2 Year LIBOR + 4.53%</td>
<td>5.99%</td>
<td>£550.09</td>
<td>75%</td>
<td>£2,405.00</td>
<td>☐</td>
</tr>
<tr>
<td>LIBOR + 4.53% for 2 Years - CAAT1</td>
<td>5.99%</td>
<td>£550.09</td>
<td>75%</td>
<td>£2,405.00</td>
<td>☐</td>
</tr>
<tr>
<td>LIBOR + 4.03% for 2 Years - CAAT5</td>
<td>5.38%</td>
<td>£395.75</td>
<td>75%</td>
<td>£2,405.00</td>
<td>☐</td>
</tr>
<tr>
<td>SBCS – Near Prime Tier 3.2 Year LIBOR + 4.03%</td>
<td>5.38%</td>
<td>£395.75</td>
<td>75%</td>
<td>£2,405.00</td>
<td>☐</td>
</tr>
</tbody>
</table>

### Step 8 – Application summary

At this point you will be returned to the case summary which can be accessed in the future from your homepage.

4. You can see the application status here.
5. You can download a Decision in Principle Certificate, which can be given to the applicant.
6. You can also progress to a Full Mortgage Application (FMA) by clicking the ‘Proceed to FMA’ button.
7. If required you can also edit the DIP or copy the information over to a new DIP.
Submitting an application

Once you have submitted your customer’s DIP and it has been accepted, all you need to do is enter the few remaining details to submit a Full Mortgage Application (FMA).

To submit a full application select ‘Proceed to FMA’ on the case summary page, which you can access from your recent cases on the homepage.

The mortgage system will navigate you smoothly through the process, auto inputting any previously collated information. You can also save your progress at any time by pressing the ‘Save’ button located at the bottom of each FMA page.

Conveyancer Panel

As part of the FMA, you will need to select the conveyancer who will act for Precise Mortgages and the conveyancer that will act for the applicant.

Prior to application, the borrower should select the conveyancer that they wish to act for them. Details of our Conveyancer Panel can be found at precisemortgages.co.uk/BuyToLet/Conveyancer for Buy to Let Mortgages or at precisemortgages.co.uk/Residential/Conveyancer for Residential Mortgages.

Details of the borrower’s chosen conveyancer will need to be added, as shown to the left.

This can be done by typing in the first three letters of the relevant firm name and clicking search, or by entering the firm’s postcode and clicking search.

If your customer has chosen legal representation from a firm that does not feature on our panel, please select ‘Yes’ and confirm their details in the ‘New Solicitor’ section.

Once you have input all of the required information, you will then reach ‘Producing FMA Decision’ stage. At this point you will find out if the applicant has been accepted or declined.

If your applicant passes and is accepted, you will be presented with all the products your applicant is suitable for.

At this point you will need to select which product is best for your applicant.
The ‘Fees Payment’ screen provides a summary of all fees to be paid. We accept most major credit cards and debit cards and the relevant details will be requested on screen. We will validate the account information immediately and confirm if the payment has been successful.

You will then be provided with your FMA summary.

We can provide literature in large print, Braille and audio tape. Please ask us for this leaflet in an alternative format if you need it.