PREPARED FOR FINANCIAL REMEDY PROCEEDINGS

Mortgage Capacity Assessment

John Smith

DATE OF REPORT	REPORT REFERENCE	INSTRUCTING SOLICITOR	PREPARED BY
10 March 2026	MCR-0142	Example Family Law LLP	Luke Pryor, Cert CII (MP)

Summary of findings

Likely maximum mortgage borrowing

£165,100

Based on total annual income of £62,150, outstanding credit commitments of £15,599 and a 10-year term to age 67. See section 3.

If debts were repaid in full

£226,450

Indicative monthly cost, 2-year fix at 4.24%

£1,690.45

All figures are indicative and subject to a full lender application, underwriting and a satisfactory credit score.

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1 Important information

1.1 This report has been prepared by Luke Pryor of Mortgage Reports on the instruction of Example Family Law LLP.

1.2 Its purpose is to give an indication of the likely maximum mortgage borrowing that could be arranged based on John Smith's current financial circumstances, which are summarised in section 2.

1.3 This report is not a recommendation of any product or provider and is not a guarantee of lending. No underwriting or credit scoring has been carried out.

1.4 The figures are not guaranteed. Lenders change their criteria regularly, and the amount available at the time of an application could be higher or lower.

2 Financial position

2.1 Income

SOURCE	ANNUAL AMOUNT
Gross salary	£56,500.00
Annual bonus	£5,650.00
Total annual income	**£62,150.00**

2.2 Credit commitments

COMMITMENT	AMOUNT
American Express	£3,400.00
Car loan	£11,700.00
Argos store card	£499.00
Total outstanding credit commitments	**£15,599.00**

Figures as provided in the client information form returned by the instructing solicitor.

3 Assessment

3.1 The assessment is based on the following assumptions:

- A mortgage term of 10 years, which limits borrowing to a retirement age of 67.
- Total annual income of £62,150.00, from gross salary (£56,500.00) and annual bonus (£5,650.00).
- Two dependants.
- A deposit of 10% of the purchase price.

3.2 On these assumptions, John Smith's likely maximum mortgage borrowing is estimated as follows, subject to a full lender application, underwriting and a satisfactory credit score.

Likely maximum mortgage borrowing
With existing credit commitments in place
£165,100

3.3 If John Smith's debts were repaid in full, the maximum mortgage borrowing could increase, subject to a satisfactory credit score, to:

Maximum borrowing if debts were repaid
Credit commitments of £15,599 cleared
£226,450

3.4 In addition to the mortgage, funds will be needed for the deposit and all associated purchase costs, which are set out in section 5.

4 Indicative mortgage costs

4.1 The tables below show what a repayment mortgage might cost each month over a term of 10 years. The rates are indicative and not guaranteed; they will vary with, among other things, the deposit, credit score and date of application.

4.2 Borrowing of £165,100

PRODUCT	INTEREST RATE	MONTHLY REPAYMENT	INTEREST ONLY*
2-year fixed	4.24%	£1,690.45	£583.35
5-year fixed	4.34%	£1,698.37	£597.11
Variable rate	6.24%	£1,852.91	£858.52

4.3 Borrowing of £226,450 (debts repaid)

PRODUCT	INTEREST RATE	MONTHLY REPAYMENT	INTEREST ONLY*
2-year fixed	4.24%	£2,318.61	£800.12
5-year fixed	4.34%	£2,329.47	£818.99
Variable rate	6.24%	£2,541.44	£1,177.54

* Interest-only payments are included for illustrative purposes only.

5 Additional purchase costs

5.1 The following costs should also be considered when purchasing a property. They are estimates and can vary.

COST	ESTIMATE
Stamp duty land tax*	£0.00
Legal fees	£1,800.00
Valuation fee	£0.00
Survey fee	£800.00
Mortgage arrangement fee	£999.00
Broker fee	£595.00
Moving costs	£1,000.00
Total estimated additional costs	**£5,194.00**

* Calculated on an illustrative purchase price of £251,611, derived from a mortgage of £226,450 and an assumed 10% deposit of £25,161. Standard residential rates for England are assumed, without first-time buyer relief or additional property surcharges. Rates are subject to change.

6 Conclusion and declaration

6.1 This concludes the mortgage capacity assessment. I am happy to answer any questions the instructing solicitor may have about this report.

6.2

> I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

Luke Pryor
Mortgage adviser, Cert CII (MP), Mortgage Reports

10 March 2026
Date