

Personal Finance: Residential Income Index.

Income source	Accepted	Not accepted	By referral	Requirements & Criteria
Adoption Allowance			✓	Last six months adoption remittance required for referral
Armed Forces – Interim pay		✗		Not accepted
Attendance allowance	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Bereavement allowance		✗		Not acceptable
Bonus (Annual)	✓			Evidence of the last two payments is required plus our current income requirements. Input an average of the last two gross bonus payments into the bonus field selecting the relevant regularity, 50% of the bonus will be used.
Bonus (Monthly/Weekly)	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation
Bonus (quarterly)	✓			Evidence of the last two payments is required plus our current income requirements. Input an average of the last two gross bonus payments into the bonus field selecting the relevant regularity, 50% of the bonus will be used.
Bonus (half yearly)	✓			Evidence of the last two payments is required plus our current income requirements. Input an average of the last two gross bonus payments into the bonus field selecting the relevant regularity, 50% of the bonus will be used.
Bursary		✗		Not acceptable
Cabin/Pilot Crew	✓			Three out of the last five payslips required for monthly, four weekly or fortnightly and four out of the last six payslips required for weekly
Car Allowance	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation
Carers Allowance	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Child Benefit	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months along with a clear and plausible explanation for the replacement of the benefits
Child Tax Credit	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months along with a clear and plausible explanation for the replacement of the benefits
Commercial lease	✓			Copy of the current commercial lease signed by the tenant required
Commission (monthly)	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation
Contract (long term)			✓	Six months' payslips and evidence of the contract must be provided
Contract (Short term)			✓	Referral if continuous short term contracts via the same company can be proven for a minimum 12 months with no gaps

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Contractor (CIS)	✓			Last two HMRC SA302 Tax Calculations with the most recent one dated within the last 18 months and we will also require both Tax Year Overviews to accompany these along with three months bank statements evidencing the income level ~ Accountant Certificate – The applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies
Contractor (Self employed)	✓			Last two HMRC SA302 Tax Calculations with the most recent one is dated within the last 18 months. We will also require both Tax Year Overviews to accompany these along with three months bank statements evidencing the income level ~ Accountant Certificate – The applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies
Contractor (Umbrella)	✓			Minimum time in employment is six months. Copies of the last six month's payslips or three month's if paid weekly will need to be provided to enable us to assess the hours worked and income received
Contractor PAYE	✓			Minimum time in employment is six months. Copies of the last six month's payslips or three month's if paid weekly will need to be provided to enable us to assess the hours worked and income received
Cost of Living Payments		✗		Not acceptable
Crypto currency income		✗		Not acceptable
DLA – Borrower	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
DLA – Child	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months along with a clear and plausible explanation for the replacement of the benefits
Employer Housing allowance			✓	Referral with a copy of the contract and the last three payslips
Employment & support allowance (ESA)	✓			Accepted as income for the second or subsequent applicant where the first applicant is working and is a joint owner of the security & acceptable for single applicants where is paid along with PIP where the benefit is likely to be ongoing due the reasons for PIP. Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Family business – Employed	✓			Three out of the last five payslips required for monthly, four weekly or fortnightly and four out of the last six payslips required for weekly with corresponding bank credits
First Aid allowance	✓			Must be permanent and included on all payslips provided and evidenced as consistent via the year to date calculation
Foreign income / Non sterling		✗		Not acceptable
Foster Care Allowance	✓			Last six months remittance slips. Use an average of the remittance slips minus any tax and national insurance deductions or Accountant Certificate – The applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies. Fostered children must be added to the expenditure as dependents

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Guardian Allowance	✓			Last six months remittance slips. Use an average of the remittance slips minus any tax and national insurance deductions or Accountant Certificate – The applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies. Children under guardianship must be added to the expenditure as dependents
Holiday let income	✓			Last two HMRC SA302 Tax Calculations with the most recent one is dated within the last 18 months and we will also require both Tax Year Overviews to accompany these along with three months bank statements showing the income level or Accountant Certificate – the applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies.
Income protection policy	✓			Payment must be received under the policy for the full term of the mortgage. Policy award document required confirming the term of payment along with the last three remittance slips
Income Support	✓			Income Support accepted as income for the second or subsequent applicant where the first applicant is working and is a joint owner of the security. Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Industrial Injuries	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Investment Income (regular)			✓	By referral depending on the nature of the investment
Lodger income		✗		Not acceptable
Long Term Large Town allowance			✓	Must be included on all payslips provided and evidenced as consistent via the year to date calculation
Maintenance Court order	✓			Court order and the last two bank credits along with a clear and plausible explanation for the replacement
Maintenance CSA	✓			CSA award letter and the last two bank credits along with a clear and plausible explanation for the replacement
Maintenance Private arrangement / no court order		✗		Not acceptable
Maternity leave - returning to work	✓			Confirmation from the applicant's employer that the applicant will be returning to their employment within four weeks, along with confirmation of the salary they will receive on their return
Maternity Pay	✓			Accepted based on the lowest rate applicable during maternity leave. Where the employer has agreed to pay above standard statutory maternity pay leave written confirmation of the lowest figure the applicant will receive must be obtained in writing from the employer
NHS Bank Work	✓			Minimum time in employment is six months. Copies of the last six month's payslips or three month's if paid weekly will need to be provided to enable us to assess the hours worked and income received
Overtime – guaranteed	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation

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Overtime – guaranteed	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation
Overtime – Regular	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation
Pension Tax Credits	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Permanent employment Basic Salary	✓			Three out of the last five payslips required for monthly, four weekly or fortnightly and four out of the last six payslips required for weekly
Permanent employment Basic salary (in probation)	✓			Accepted if the borrower has 12 months continuous employment with no gaps Three out of the last five payslips required for monthly, four weekly or fortnightly and four out of the last six payslips required for weekly
Permanent Health insurance	✓			Payment must be received under the policy for the full term of the mortgage. Policy award document required confirming the term of payment along with the last three remittance slips
Personal independence payment (PIP)	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Private Pension	✓			Two payslips dated within the last three months or two bank credits dated within the last three months. If paid annually we require the last award statement or P60 along with a bank statement showing the amount being credited.
Professional Gambler		✗		Not acceptable
Professional sportsman / sportswoman			✓	Referral required with a copy of the current contract along with the last three months payslips
Rental – Background and portfolio landlord	✓			Copy of the current assured shorthold tenancy agreement signed by the tenant & land registry with mortgage evidence / last two HMRC SA302 Tax Calculations with the most recent one is dated within the last 18 months and we will also require both Tax Year Overviews to accompany these along with three months bank statements showing the income level / Accountant Certificate – The applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies
Rental – Buy to let is security	✓			Copy of the current assured shorthold tenancy agreement signed by the tenant
Seafarers			✓	Referral required with a copy of the current contract along with the last three months payslips
Self Employed – Limited	✓			Last two HMRC SA302 Tax Calculations with the most recent one is dated within the last 18 months and we will also require both Tax Year Overviews to accompany these along with three months bank statements evidencing the income level ~ Accountant Certificate – The applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies

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Self Employed – partnership / LLP	✓			Last two HMRC SA302 Tax Calculations with the most recent one is dated within the last 18 months and we will also require both Tax Year Overviews to accompany these along with three months bank statements evidencing the income level ~ Accountant Certificate – The applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies
Self employed – Sole trader	✓			Last two HMRC SA302 Tax Calculations with the most recent one is dated within the last 18 months and we will also require both Tax Year Overviews to accompany these along with three months bank statements evidencing the income level ~ Accountant Certificate – The applicant must have an Accountant who holds a current practicing certificate issued by their governing body and who is a current member of one of our acceptable Accountancy bodies
Shift Allowance - Guaranteed	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation
Shift Allowance - regular	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation
State Pension	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Stipend (not including living costs)		✗		Not acceptable
Temporary Agency income			✓	Minimum six months in role. Copies of the last six month's payslips will need to be provided to enable us to assess the hours worked and income received
Tips/Tronc	✓			Must be included on all payslips provided and evidenced as consistent via the year to date calculation
Trust Income (Regular)			✓	Letter from the trust manager confirming: 1) Amount held in the trust 2) Payments received over the last 12 months 3) Payments received going forward
Universal Credit	✓			Last three online full statements required, an average of the last three months will be used ~ Housing allowance will be deducted from the average ~ Childcare allowance will be calculated at 100% and input into the expenditure ~ income declared to Universal Credit must match the income being used for the application
War Widow(er) pension	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Widowed Parents allowance	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Working Tax Credit	✓			Copy of the current award letter dated within the last 12 months or two bank credits dated within the last three months
Zero Hours Contract	✓			Minimum time in employment is six months. Copies of the last six month's payslips or three month's if paid weekly will need to be provided to enable us to assess the hours worked and income received