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New Affordability Calculator Guidelines **(as at 24th March 2010)**

This guide explains how to use the affordability calculator on AFI.com.

The affordability calculator provides the potential loan that we will lend based on the information provided (subject to full credit score).

The new calculator is set out in 7 stages and makes the process easy and simple to follow.

1. Applicant Details:

The screenshot shows the Abbey Affordability Calculator interface. At the top, the Abbey logo is displayed with the text "FOR INTERMEDIARIES" and "PART OF THE SANTANDER GROUP". Below the logo is a progress bar with seven steps: 1. Applicant Details (highlighted as "You are here"), 2. Income, 3. Commitments, 4. Net Income, 5. Calculated Loan Amounts, 6. Part and Part Mortgage, and 7. Summary. The main content area is titled "Abbey Affordability Calculator" and "Screen 1 of 7: Applicant Details". It contains several input fields: "Your reference number" with the value "123456"; "Number of applicants" with a value of "1" and minus/plus buttons; "Number of dependant children" with a value of "0" and minus/plus buttons; "Method of repayment" with a dropdown menu set to "Part and Part"; "Loan term" with "15" years and "0" months; and "Deposit/Equity Amount" with the value "15000". At the bottom, there are two red buttons: "Start Over" and "Next Step".

Please ensure that the correct details are input in order to achieve the most accurate results.

The information that needs to be entered is as follows:

- Your reference number – this is for your use
- Number of applicants – this should also include the number of financially dependant adults
- Number of financially dependant children
- Method of Repayment
- Loan Term (Years/Months)
- Deposit / Equity Amount –This will enable income multiple policy to be applied

2. Income:

Abbey
FOR INTERMEDIARIES PART OF THE SANTANDER GROUP

You are here

1 Applicant Details 2 **Income** 3 Commitments 4 Net Income 5 Calculated Loan Amounts 6 Part and Part Mortgage 7 Summary

Abbey Affordability Calculator
Screen 2 of 7: Income

Applicant 1 + Add Applicant

Basic Annual Income

Basic Annual Income 25000

Other Primary Annual Income (Taxable)

Shift Allowance 1000

Large Town, Area or Car Allowance + Add Income Type

Other Primary Annual Income (Non Taxable)

Net Dividends for Directors 2000

Child Benefit and Child Tax Credits + Add Income Type

Secondary Annual Income (Taxable)

Regular Bonus 3000

Regular Overtime/2nd Job + Add Income Type

Secondary Annual Income (Non Taxable)

Maintenance Payments 4000

DWP Benefits (Non-Taxable) + Add Income Type

Start Over Previous Step Next Step

Again, please ensure that the correct details are input in order to achieve the most accurate results. The level of information that needs to be entered is as follows:

- Basic Annual Income – by applicant
 - Other Primary Annual Income (Taxable)
 - Other Primary Annual Income (Non Taxable)
 - Secondary Annual Income (Taxable)
 - Secondary Annual Income (Non Taxable)
- } For each applicant. These are then split into income types that fall into these categories.

3. Commitments:

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1 Applicant Details 2 Income 3 **You are here** Commitments 4 Net Income 5 Calculated Loan Amounts 6 Part and Part Mortgage 7 Summary

Abbey Affordability Calculator
Screen 3 of 7: Commitments

Applicant 1

Monthly Income Deductions from Employer

Childcare Vouchers	<input type="text" value="0"/>		
Other Tax Free Deductions	<input type="text" value="0"/>		
Pension	<input type="text" value="0"/>		
Season Ticket Loans	<input type="text" value="0"/>		
Other Deductions After Tax	<input type="text" value="0"/>		
Student Loans	Yes <input type="radio"/> No <input checked="" type="radio"/>		

Other Commitments

Monthly Credit Commitments (excluding Credit Cards)	<input type="text" value="0"/>		
Outstanding Credit Card Balance	<input type="text" value="0"/>		
Monthly Credit Card Payment	<input type="text" value="0"/>		
Other Regular Commitments	<input type="text" value="0"/>		

Start Over Previous Step Next Step

- Monthly Income Deductions from Employer. There are certain deductions that are taken direct from an applicant's salary, such as Pension, Childcare Vouchers and Student Loan contributions. When entered here the non-taxable elements will not be taxed. The student loan contribution is calculated using the standard methodology as devised by the Student Loans Company.
- Commitments -
 - Monthly Credit commitments (exc. Credit cards)
 - Outstanding balance of Credit Cards
 - Monthly Credit Card Payments
 - Other Regular Commitments – e.g. Maintenance, Education, Life Assurance

These should only include those that are being retained after completion

4. Net Income:

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1 Applicant Details 2 Income 3 Commitments 4 **You are here** Net Income 5 Calculated Loan Amounts 6 Part and Part Mortgage 7 Summary

Abbey Affordability Calculator
Screen 4 of 7: Net Income

Applicant 1

Net Income

Calculated Net Income	£2,066
Net Income Figure	2100

Start Over Previous Step Next Step

A calculated net income will be displayed on this screen to provide guidance as to a suitable net income figure. If you believe this figure is incorrect then you can enter your view of net income in the box underneath and this will be used in the calculations.

Please be aware that entering a higher figure than the calculated amount may result in the maximum loan amounts being overstated and using this information may lead to Introducer Internet displaying an incorrect decision.

5. Calculated Loan Amounts:

The screenshot shows the Abbey Affordability Calculator interface. At the top, the Abbey logo and 'FOR INTERMEDIARIES PART OF THE SANTANDER GROUP' are displayed. A progress bar indicates the current step is 5, 'Calculated Loan Amounts', with other steps being 1 (Applicant Details), 2 (Income), 3 (Commitments), 4 (Net Income), 6 (Part and Part Mortgage), and 7 (Summary). The main content area is titled 'Abbey Affordability Calculator' and 'Screen 5 of 7: Calculated Loan Amounts'. It states that calculations are based on repayment over 180 months. Three rows show potential loan amounts for different scoring applicants: Low scoring applicant (£114,611), Medium scoring applicant (£126,742), and High scoring applicant (£126,888). A disclaimer notes that these are illustrative and subject to credit and affordability assessments. A red warning box at the bottom states: 'You have entered a net income figure for one or more applicants, the calculator will use these to work out potential loan amounts! As you have entered a higher net income than the calculated amount for one or more applicants these maximum loan amounts may be overstated and using this information may lead to introducer internet displaying an incorrect decision!'. Navigation buttons for 'Start Over', 'Previous Step', and 'Next Step' are at the bottom.

Scoring Applicant	Calculated Loan Amount
Low scoring applicant:	£114,611
Medium scoring applicant:	£126,742
High scoring applicant:	£126,888

This output screen confirms the potential loan amount. This is output for low, medium and high scoring applicants and will be limited by our income multiple policy.

Once you have seen the loan amounts, clicking on "Next Step" will take you to another input screen:

- If the loan required is Part and Part then the next screen allows you to work out if a part and part mortgage is affordable.
- If the loan required is not Part and Part then the next screen will be the "Summary" page.

6. Part and Part Mortgage:

The screenshot shows the Abbey Affordability Calculator interface. At the top, the Abbey logo and 'PART OF THE SANTANDER GROUP' are displayed. A progress bar indicates seven steps: 1. Applicant Details, 2. Income, 3. Commitments, 4. Net Income, 5. Calculated Loan Amounts, 6. Part and Part Mortgage (highlighted as 'You are here'), and 7. Summary. Below the progress bar, the title 'Abbey Affordability Calculator' and 'Screen 6 of 7: Part and Part Mortgage' are shown. A 'Calculate =' button is present. The form is divided into two sections: 'Repayment Part' and 'Interest Part'. The 'Repayment Part' section has input fields for 'Loan Amount' (120000) and 'Loan term' (15 years, 0 months). The 'Interest Part' section has input fields for 'Loan Amount' (10000) and 'Loan term' (15 years, 0 months). A red warning banner at the bottom of the form contains a warning icon and the text: 'CAUTION: Based on our assessment of affordability, the requested loan exceeds the maximum we will accept. This may result in a decline decision.' At the bottom of the screen, there are four buttons: 'Start Over', 'Previous Step', 'Next Step', and 'Calculate ='.

This screen allows you check the affordability for a part and part mortgage.

Again, please ensure that the correct details are input to achieve the most accurate results. The information that needs to be entered for both the repayment part and interest only part is as follows:

- Loan Amount
- Term (Years/Months)

Once these have been entered, clicking on “Calculate” will bring up a message indicating if the requested loan amounts are affordable.

One of the following messages will appear:

Based on the information provided, the requested loan will pass our affordability assessment.

CAUTION: Based on our assessment of affordability, the requested loan exceeds the maximum we will accept for a low scoring applicant. This may result in a decline decision.

CAUTION: Based on our assessment of affordability, the requested loan exceeds the maximum we will accept for a low/medium scoring applicant. This may result in a decline decision.

CAUTION: Based on our assessment of affordability, the requested loan exceeds the maximum we will accept. This may result in a decline decision.


CAUTION: There are fields with missing data. The requested loan has not been assessed for affordability. Please enter all details to ensure a full assessment is done.

7. Summary:

This will contain a summary of the whole calculator and can be either saved as a PDF or printed.

An additional summary section of income and commitments is also included on this screen to give you all of the information you need to input into Introducer Internet.

Summary for Introducer Internet	
Basic Annual Income	£25,000
Other Primary Income	£3,222
Secondary Income	£7,000
Total Monthly Credit Commitments	£0
Calculated Net Income	£2,067
Entered Net Income	2100
Other Regular Commitments	£0

 You have entered a net income figure for one or more applicants, the calculator will use these to work out potential loan amounts!
As you have entered a higher net income than the calculated amount for one or more applicants these maximum loan amounts may be overstated and using this information may lead to Introducer Internet displaying an incorrect decision!
CAUTION: Based on our assessment of affordability, the requested loan exceeds the maximum we will accept. This may result in a decline decision.

[Start Over](#) [Previous Step](#) [Save as PDF](#) [Print Page](#)

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