

MORTGAGE REPORT

Maximum Mortgage Capacity Report

Client Name Rachel Ashdown

Prepared by Lee Francis (CeMAP)

Court Case Number XX26D00417

Family Court

Date created 09 October 2026

Important information about this report

This report is an estimate, not a mortgage offer.

The maximum borrowing figure given is my professional assessment of the amount a lender may be prepared to advance, based on whole-of-market sourcing tools and lenders' published affordability calculators. It is not a decision in principle, an agreement in principle, or a formal mortgage offer, and it does not commit any lender to lend. The amount a lender will actually offer may be higher or lower than the figure stated.

Any mortgage remains subject to full underwriting.

Before a formal offer is made, a lender will carry out its own assessment, including a full credit search, verification of income and expenditure, and a valuation of the property being purchased. The outcome of that process may differ from this assessment.

Interest rates and lending criteria change.

This report reflects the products, interest rates and lending criteria available on the date it was prepared. All of these change regularly, and a change in any of them will alter the amount that can be borrowed. This report should not be relied upon as an accurate reflection of borrowing capacity at a materially later date.

The report relies on the information provided.

My assessment is based entirely on the financial information supplied to me, as set out in the application attached to this document. I have not independently verified that information. If it is inaccurate, incomplete, or changes, the conclusions in this report may no longer be valid.

Regulatory status.

This report has been prepared as an informational document for use in family proceedings. It does not constitute regulated mortgage advice or a personal recommendation to enter into any particular mortgage contract.

Credentials

This report has been prepared by Lee Francis (CeMAP), a co-founder of Francis Stone Ltd (an appointed member of the PRIMIS mortgage network). The firm was founded in 2004, has won multiple awards (including top London mortgage broker) and has built a leading reputation for advising clients going through family law proceedings.

Introduction

This report determines how much mortgage borrowing an individual can afford based on a snapshot of their financial situation. It takes into account all income streams, expenses and credit history to provide an accurate assessment of their borrowing capacity. The assessment is conducted against the whole of the mortgage market and uses mortgage sourcing technology, as well as the experience and knowledge of a qualified mortgage professional.

Client information

Rachel Ashdown is 41 years old and has 2 dependent children aged 9 and 6 years old. Rachel is employed by Department of Social Security as a Administrator earning a salary of £48,000 per year. The client has total committed monthly expenses of £850 including regular childcare costs of £600 per month. My assessment of expenses is based solely on committed costs and ignores food, entertainment, travel and other luxuries - these are considered separately by the lender using the Office for National Statistics data for households of similar demographics.

Mortgage capacity

My assessment is that the client can afford to borrow up to a maximum of £325,000 on a repayment basis. My assessment is that the client does not have any mortgage capacity on an interest only basis. This figure is based on the income, expenditure, deposit and term information that has been provided to me in the mortgage report application attached to this document. The requested term is 25 years.

Illustrative mortgage costs

Following a whole of market search, I found that a Newcastle for Intermediaries tracker rate mortgage on a repayment basis at a rate of 4.5% would be a reasonable product for the client. This product would cost £1,806.46 per month during the initial offer period of 26 months, and £2,156.00 at the standard variable rate (currently 6.31%).

A second product from NatWest for a tracker rate mortgage on a repayment basis at a rate of 4.9% would also be considered appropriate. This product would cost £1,881.03 per month during the initial offer period of 27 months, and £2,243.41 at the standard variable rate (currently 6.74%).

SAMPLE REPORT

Variation Table

Product 1

Newcastle for Intermediaries 26 month Tracker rate Repayment mortgage
4.5% for the initial period, with an SVR (currently 6.31%) thereafter

	£325,000 (100%)	£292,000 (90%)	£260,000 (80%)	£228,000 (70%)
25 Years	£1,806.46 (Initial) £2,156.00 (SVR)	£1,623.03 (Initial) £1,937.08 (SVR)	£1,445.16 (Initial) £1,724.80 (SVR)	£1,267.30 (Initial) £1,512.51 (SVR)
22 Years	£1,941.51 (Initial) £2,279.93 (SVR)	£1,744.37 (Initial) £2,048.43 (SVR)	£1,553.20 (Initial) £1,823.94 (SVR)	£1,362.04 (Initial) £1,599.46 (SVR)
19 Years	£2,123.12 (Initial) £2,450.03 (SVR)	£1,907.55 (Initial) £2,201.26 (SVR)	£1,698.50 (Initial) £1,960.02 (SVR)	£1,489.45 (Initial) £1,718.79 (SVR)

Product 2

NatWest 27 month Tracker rate Repayment mortgage
4.9% for the initial period, with an SVR (currently 6.74%) thereafter

	£325,000 (100%)	£292,000 (90%)	£260,000 (80%)	£228,000 (70%)
25 Years	£1,881.03 (Initial) £2,243.41 (SVR)	£1,690.03 (Initial) £2,015.62 (SVR)	£1,504.82 (Initial) £1,794.73 (SVR)	£1,319.62 (Initial) £1,573.84 (SVR)
22 Years	£2,013.85 (Initial) £2,364.36 (SVR)	£1,809.37 (Initial) £2,124.29 (SVR)	£1,611.08 (Initial) £1,891.49 (SVR)	£1,412.80 (Initial) £1,658.69 (SVR)
19 Years	£2,193.19 (Initial) £2,531.32 (SVR)	£1,970.50 (Initial) £2,274.29 (SVR)	£1,754.55 (Initial) £2,025.06 (SVR)	£1,538.61 (Initial) £1,775.82 (SVR)

Appendix 1 : Client Financial Summary

Prepared from the latest figures held for this client on 09/10/2026. These details are drawn live from the case, so regenerating this report will always reflect any changes made by the solicitor.

Client Details	
Client Name	Rachel Ashdown
Date of Birth	14/03/1985 (41 years old)
Dependents	9 years old, 6 years old
Annual Income	
Administrator - Depart of Social Security <i>Employed since 2010 Retirement Age 70</i>	£48,000
Total Annual Income <i>Equivalent to £4,000 per month.</i>	£48,000
Committed Monthly Expenses	
Loan Repayments	£0
Credit Card Commitments <i>Credit card commitments assessed in the same way as mortgage lenders - monthly costs at 3% of the total balance.</i>	£0
Maintenance Payments	£0
Regular Childcare Costs	£600
School Fees	£0
Council Tax (Estimate)	£150
Property Insurance (Estimate)	£100
Total Monthly Expenses	£850
Mortgage Requirements	
Deposit Available	£85,000
Mortgage Term Required	25 years
Target Property Value	£385,000