

what can abacus advisers do for you?

# debt management and mortgage advice

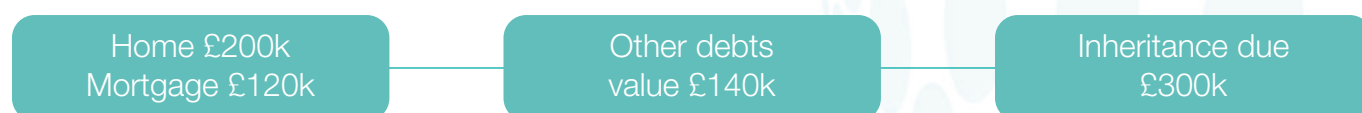
Mr Client, 30's employed.

Mrs Client, 40's previous marriage had led high to high personal debts, self-employed.

Three children living at home.

Work and family issues necessitate house move.

## background



## challenges

### 1. House purchase funding

- Mr Client had low basic income
- Mrs Client was short-term self-employed
- Personal debt levels compromised ability to borrow
- Uncertainty of future inheritance from Australia
- Clients required a mortgage of £270,000

## what we did

- a) Analysed income of Mr Client from all sources, including non-salary benefits
- b) Analysed trading history and profits of Mrs Client
- c) Researched all client loans and debts and produced a detailed schedule
- d) Produced balance sheets and cashflow
- e) Selected a suitable lender to consider the possible purchase proposition
- f) Administered the application process
- g) Advised upon suitable mortgage protection insurance

## the results

### We overcame all of the clients' challenges effectively

- Obtained a mortgage from a specialist provider, to enable the house purchase
- Loan was at high-street rates, despite the complexities of the clients' financial affairs
- Monthly cost of personal debts were cut by 50%, upon arrival of awaited inheritance
- Results were achieved within the required timescale to enable both purchase of property and management of debt situation, without recourse to legal action
- Clients received appropriate and low cost protection for their mortgage