

# Certificate of High Net Worth

Pursuant to the Financial Conduct Authority's Mortgages and Home Finance:  
Conduct of Business Sourcebook

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Before completing and signing this form, please read the Notes for Completion at the end of this form.

To: **Investec Bank plc**

I/We, the individual/firm signing this form, confirm that the following person:

Name

Address

  
  

(the **Borrower**)

is a "high net worth mortgage customer" as that term is defined in the Glossary to the Financial Conduct Authority's Handbook.

This is because (please tick **ONE** option):

- The Borrower is a customer with an annual net income of no less than £300,000 **or** net assets of no less than £3,000,000.
- The Borrower's obligations under the mortgage proposed to be entered into with Investec Bank plc are being guaranteed by an individual (a **Guarantor**) who has an annual net income of no less than £300,000 **or** net assets of no less than £3,000,000.

(If you have ticked the second box, please complete the Guarantor's details below)

Name of Guarantor

Address

  
  

I am/we are not aware of any pending changes to the Borrower's/Guarantor's financial circumstances which would mean that this Certificate would no longer be correct.

I/we understand that Investec Bank plc may contact me/us for an updated Certificate during the application process.

I/We declare that I am/we are not connected to or an associate of Investec Bank plc or the borrower.

For the purposes of this Certificate:

- (1) "net income" means income from all sources net of income tax liability; and
- (2) "net assets" means all assets held in the name of the Borrower net of (a) any borrowing secured against those assets and (b) any outstanding tax liability which is due and payable.

**Please sign and complete the details below.**

Signed

Name

Address

  
  

Profession

Jurisdiction (if not UK)

Date of Certificate

## Notes for Completion

This form may be used where an individual wishing to borrow under a regulated mortgage contract wishes to proceed without obtaining advice as to the suitability of the mortgage they wish to enter into or in cases where client's assets are used for affordability purposes.

The Borrower (or in the case of joint Borrower, at least one of them) must satisfy the definition of a “high net worth mortgage customer” which has been developed by the Financial Conduct Authority (FCA), who regulates mortgages of this type.

This Certificate reflects the FCA's prescribed definition of a “high net worth mortgage customer”. This refers to “net income” and “net assets”, which are not defined by the FCA. For the purposes of this Certificate, we have included definitions which should meet the FCA's objectives. We appreciate that these may be slightly different from definitions used for accounting purposes, but we ask you to give the Certificate based on our definitions. Please do not amend this Certificate in any way.

Under the FCA's definition of a “high net worth mortgage customer”, a Borrower may be regarded as meeting the requirements even if she/he does not satisfy the net income or net asset requirements. This is where their obligations under the proposed mortgage are being guaranteed by a Guarantor who personally meets the definition. If you are signing this form because a Guarantor meets the definition, please select the second tick option on page 1 and complete the Guarantor's information.

Where more than one Borrower is borrowing under the proposed mortgage, we only need the Certificate to be given in respect of one Borrower.

**This Certificate can only be signed by an individual who is an accountant or solicitor who is not an “associate” (as per the FCA definition of “associate”) of Investec Bank plc or the Borrower, with a current practising licence, or an accounting firm or law firm.**

The FCA defines an “associate” of the Borrower or Guarantor as a relative, or any person who is or was a spouse or civil partner, or a relative of that spouse or partner. The definition also applies if the Borrower or Guarantor is in a partnership preventing other partners or connected spouses or civil partners from signing the Certificate.

If you are situated outside the United Kingdom, please state the country in which you are practising.