Identifying fraud concerns

To beat **mortgage fraud,** we need to work together. Remember, detecting and preventing mortgage fraud starts at the application stage.

Does it make sense?

The most important thing to ask yourself when assessing your client's job, income and deposit is '**Is this plausible?**'. Sense checking your client's application to make sure it stacks up can go a long way.

Financial status - check your client's bank statements to confirm they support their income and expenditure.

Remuneration - is your client's income in line with their occupation, age and time in employment?

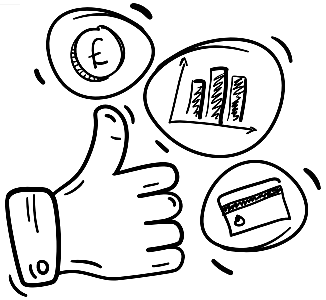
Ask yourself questions - does all the information seem plausible?

Utilise - use compliance providers for expert knowledge and support.

Due diligence - collect documents and carry out your own checks until you're happy the information your client has given you is correct.

For further information on fraud awareness, visit our website

What should I check?



Occupation and income evidence

- How long have they been in their current job?
- Is it relatively new?
- Have they recently had a large increase in their income?
- Have they recently taken on a second job? Is it in a similar line of work? Can they perform both roles? Could they have taken it solely for affordability purposes?
- Check that deductions and tax codes on the payslip appear correct and what you would expect from their employer.
- Do they work for a family business? Can they evidence a track record of payments?

Bank statements

- Does their day-to-day bank account activity match their lifestyle?
- Cross check income and outgoings in bank statements against documentation provided.
- Cross check the dates and net pay on payslips with the bank deposits and amounts.
- Check transaction types are as expected, for example, salary credits by BACS.
- Remember, fake or AI statements can be easily bought online so beware of altered documentation.

Deposit evidence

- Are you comfortable with how the deposit has been generated?
- If they're using savings, is it plausible to have saved alongside regular monthly commitments? Can you evidence a build up of funds? Does this fit the age and occupation profile of your client?
- If the deposit has been gifted, is the value and scenario reasonable?

Remember, if in doubt, ask further questions and ask for proof until you're satisfied.