

LIBF Level 3: Certificate in Mortgage Advice and Practice 501/0629/6

CeMAP[®] Module 2 Mortgages

Specimen paper: A
Length of examination: 2 hours

Instructions to candidates

1. Do **not** open this question paper until instructed to do so.
2. This question paper consists of 100 questions. Each question carries **one** mark.
3. Answer all questions.

Information for candidates

1. Basic silent desktop calculators with + - x / % and memory functions are allowed. Scientific, programmable or calculators with any additional functions are not allowed.
2. No other books, papers or aids may be used in this examination.

Note: Taxation rates for the year 2023/24 apply in this examination.

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Unit 3: MLPP

1. Harry has a regulated mortgage on his new family home.

This means that the percentage of the home that is used for residential purposes by Harry and his family must be at least what **minimum**?

- A 20%.
- B 25%.
- C 40%.
- D 50%.

2. To meet the FCA definition of a home reversion plan, where there is a specified term, this must be for a period from the date of arrangement for **at least**:

- A 10 years.
- B 15 years.
- C 20 years.
- D 25 years.

3. Grant has decided to arrange a mortgage on the house he has inherited from his father. This is so he can carry out some refurbishments and then let it for a year or so until he feels able to sell it. He owns his own home but has no investment properties.

Under **normal** circumstances, the mortgage will be:

- A a commercial mortgage.
- B a consumer buy-to-let mortgage.
- C a Mortgage Credit Directive (MCD) exempt mortgage.
- D an investment buy-to-let mortgage.

4. Which of the following would be a standard condition in all mortgage offers?
- A A retention.
 - B Completion of roads and access.
 - C Redemption of an existing mortgage.
 - D Satisfactory certificate of title.
5. In most circumstances, which of the following is **true** in relation to an Energy Performance Certificate (EPC)?
- A An EPC is only required for new homes.
 - B An EPC must be commissioned before a property is marketed for sale.
 - C An EPC must contain information about the property's gas or electricity supplier.
 - D The buyer's solicitor applies for an EPC as part of the conveyancing process.
6. In relation to registered land, possessory title means that:
- A it is not possible to guarantee freehold title, but good leasehold title can be confirmed.
 - B the land is freehold, and title has been granted to the person in possession.
 - C the owner or applicant could not produce the title deeds when the land was first registered.
 - D the title, as registered, is in some way defective but good title is guaranteed.