

Advanced mortgage advice

Purpose

At the end of this unit, candidates should understand the:

- key elements of the mortgage process;
- specialist types of mortgage lending;
- appropriate mortgage advice to clients with complex needs and circumstances.

Summary of learning outcomes	Number of questions in the examination*
1. Explain the key elements of the mortgage process	25
2. Explain specialised types of mortgage lending	15
3. Explain the main challenges in the mortgage industry	4
4. Explain the key elements of appropriate mortgage advice, including ethical approaches and positive customer outcomes	11
5. Recommend appropriate mortgage solutions to clients with complex needs and circumstances.	20 case study related questions

* The test specification has an in-built element of flexibility. It is designed to be used as a guide for study and is not a statement of actual number of questions that will appear in every exam. However, the number of questions testing each learning outcome will generally be within the range plus or minus 2 of the number indicated.

Important notes

- Method of assessment: 55 multiple choice questions (MCQs) and 4 case studies, each comprising 5 MCQs. 2 hours are allowed for this examination.
- This syllabus will be examined from 1 September 2025 to 31 August 2026.
- Candidates will be examined on the basis of English law and practice in the tax year 2025/2026 unless otherwise stated.
- This PDF document has been designed to be accessible with screen reader technology. If for accessibility reasons you require this document in an alternative format, please contact us on online.exams@cii.co.uk to discuss your needs.

1. Explain the key elements of the mortgage process

- 1.1 Explain the house buying process and the roles of key parties involved.
- 1.2 Explain the different factors that enable the lender to assess the suitability of the property as security for a loan.
- 1.3 Explain the factors the lender will use to assess the suitability of the borrower.
- 1.4 Explain how to resolve issues arising post completion.

2. Explain specialised types of mortgage lending

- 2.1 Explain the features and risks of – Remortgaging; Further advances; Second charge loans; Buy to let mortgages; Bridging finance; Equity release.

3. Explain the main challenges in the mortgage industry

- 3.1 Explain the features and impact of the following on the mortgage industry – Sources of mortgage funding; Mortgage customer segmentation; National and household debt; Inflation and Government intervention; Mortgage and secured loan distribution.

4. Explain the key elements of appropriate mortgage advice, including ethical approaches and positive customer outcomes

- 4.1 Explain the following features of mortgage advice – Regulatory requirements; Positive customer outcomes; Consumer protection; The role of the mortgage adviser; Affordability; Taxation issues.

5. Recommend appropriate mortgage solutions to clients with complex needs and circumstances.

- 5.1 Analyse consumers' complex needs and circumstances.
- 5.2 Recommend appropriate mortgage solutions.

Additional resources

The following resources may assist you with your studies.

Note: The examination will test the syllabus alone.

Supporting information for the syllabus can be found on the unit page via the CII website. The resources found here: www.cii.co.uk/learning will help you keep up-to-date with developments and provide a wider coverage of syllabus topics.

Additional reading material can also be found referenced throughout the study text.

Learning support

Advanced mortgage advice. London: CII. Study text R07.

Mortgage advice. London: CII. Study text CF6.

Supporting exam documents

Tax tables which are provided in your exam can be found here: www.cii.co.uk/learning/qualifications/assessment-information/before-the-exam/supporting-exam-documents/

Assessment information

Candidates should refer to the CII website for the latest information on changes to law and practice and when they will be examined:

- 1. Visit www.cii.co.uk/qualifications
- 2. Select the appropriate qualification
- 3. Select your unit from the list provided
- 4. Select qualification update on the right hand side of the page

Examination guide

The examination guide is available on the unit page via the CII website.

If you have a current study text enrolment, the current examination guide is included and is accessible via **RevisionMate** (ciigroup.org/login). Details of how to access RevisionMate are on the first page of your study text.

It is recommended that you study from the most recent versions of the examination guide.

Exam preparation

Exam preparation guidance and supporting exam documentation are available via the CII website. www.cii.co.uk/learning/qualifications/assessment-information