

FIRST-TIME BUYER GUIDE



Step Five

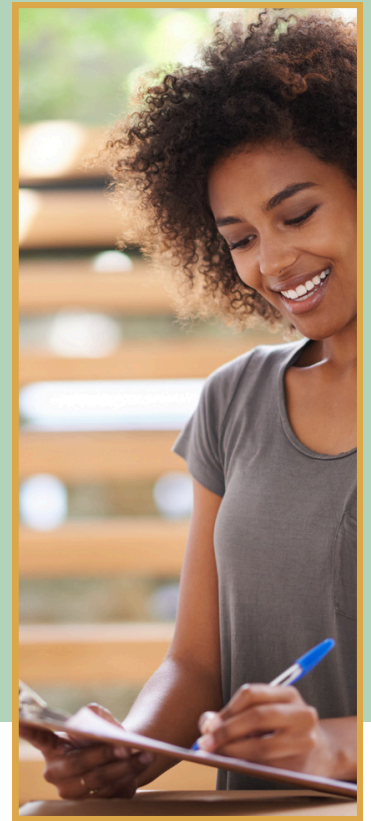
Secure a Mortgage



TIME TO FINALISE YOUR MORTGAGE

Once your offer has been accepted, it's time to touch base with your dedicated mortgage broker secure your mortgage.

We will review your current decision in principle to ensure it's the best option for you before submitting the application.



Applying for a Mortgage

- Your dedicated mortgage broker handle the application for you.
 - We'll prepare all necessary paperwork to demonstrate affordability, as the lender will review key documents.
 - Required documents typically include:
 - Income detail
 - Any outstanding debts
 - Property information
 - For self-employed applicants, additional documents may be needed:
 - Up to two years of signed accounts
 - Tax calculations
 - Self-Assessment tax return
 - Ensure all information is accurate before submitting, as mistakes can cause delays.
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Choosing a Mortgage

Speak with your dedicated mortgage broker to discuss options that fit your situation. The main mortgage types include:

REPAYMENT MORTGAGE

Your monthly payments cover both the loan and interest, so by the end of your term (e.g., 25 years), the mortgage is fully paid off.

FIXED RATE MORTGAGE

The interest rate is fixed for a specific period (e.g., 1-10 years), meaning your payments remain constant during that time.

OFFSET MORTGAGE

This links your mortgage to your savings and, sometimes, your current account. Your savings balance is offset against your mortgage, reducing the amount of interest charged while still repaying the loan.

BUY-TO-LET MORTGAGE

Specifically for landlords purchasing a property to rent out.

INTEREST-ONLY MORTGAGE

Your payments only cover the interest, and the original loan is repaid at the end of the term using other savings or assets.

VARIABLE RATE MORTGAGE

The interest rate fluctuates according to the lender's decisions, which means your monthly payments could change.

TRACKER MORTGAGE

A type of variable mortgage that follows the Bank of England's base rate or another benchmark, meaning your interest rate adjusts as the tracked rate rises or falls.



WHAT HAPPENS AFTER SUBMITTING YOUR MORTGAGE APPLICATION?

Once you submit your application, the lender will review your details, and an underwriter will assess the risk. The lender will also arrange a property valuation to confirm the property's value, which is different from a survey (see Step 7 – Consider a Survey). After this, you will either receive a mortgage offer, be asked for more information, or have your application declined.

WHAT IF MY APPLICATION IS DECLINED?

While no one wants to see 'mortgage declined,' it's not the end of the road. Every lender has its own criteria. If your application is declined, check in with your dedicated broker and we can look to find an alternative solution. We can help identify the issue and guide you on how to improve your next application.

WHAT HAPPENS IF I RECEIVE A MORTGAGE OFFER?

Congratulations! This is another important step in your home-buying journey. Review your mortgage offer with your solicitor and broker. If it suits your needs, sign and return it to the lender—this is usually done online.

Mortgage offers typically last for a fixed period, but they can be extended in special circumstances (for example, delays in a new build). Keep in mind that your lender can withdraw the offer if your circumstances change, such as if you lose your job or are unable to work.



Checklist

- You've found the right mortgage.
- You've submitted your application.
- You've received and accepted your mortgage offer!