

Remortgage Guide

Any type of mortgage application can be stressful and confusing, which is why we have made this step-by-step guide to support and inform you throughout the remortgage process.

10 STEPS TO REMORTGAGE

- 1. Broker consultation.** We will go through your requirements and find the right remortgage for you. A European Standardised Information Sheet or Key Facts Illustration will be provided.
- 2. Application.** Your chosen lender will make a decision based on your basic personal details. A full application will then be submitted to the lender.
- 3. Valuation.** Your home will be revalued by a surveyor and the report submitted to the lender.
- 4. Formal offer.** Once the checks have been completed a formal offer letter of remortgage will be issued.
- 5. Protection.** An essential, not an extra, to ensure you are covered in the event of death, critical illness, or loss of income.
- 6. Legal work.** Either your lender will instruct a solicitor to act for you or you may use your own, usually insisting that they are on their approved list. The solicitor will have the full details of the property and the new loan required. We recommend that you use a solicitor from our own remortgage panel, all of which are competitively priced and provide a good service. Many lenders will provide cashback to cover this cost.
- 7. Searches / questionnaire.** The solicitor will then carry out searches and issue a questionnaire for you to complete. On completion and return of the questionnaire you should provide details of your buildings and content policy.
- 8. Redemption statement.** A redemption statement will be requested by the solicitor to show the current outstanding mortgage balance.
- 9. Completion.** The funds are transferred and your mortgage is complete.
- 10. Capital raising.** Any additional funds that you are raising will be paid to you via the requested method of payment.

REMORTGAGE COSTS

Exit fees – many mortgage providers include an exit fee in their mortgage terms and conditions. This is different to an early repayment charge and can often be several hundred pounds.

Arrangement fees – most lenders will charge an arrangement or booking fee when you apply. They may consider adding this to the overall loan, reducing upfront costs, but you will pay interest on this fee during the mortgage term. We will advise on the best overall product. We will advise on the best overall product for your circumstances.

Legal fees – for any remortgage you will need a solicitor to complete all the legal work. In many cases the work will be carried out for free or you will be awarded 'cash back' to put towards legal costs. We can recommend the best way to do this.

Valuation – all lenders will insist that a valuation is carried out on a property. This will only confirm the property value; it will not necessarily assess any potential problems or need for future repair or maintenance. In the majority of cases this will be free.

