

Get Mortgage Ready

There are several things you can do in advance in preparation of getting a mortgage. Below are my top tips on how to be mortgage ready.

Monthly Budget

Ascertain your monthly budget figure. At the end of the day the mortgage needs to not only be affordable to a lender but also to yourself (download my free budget planner to help you). Look over your bank statements for the last 3-6 months and track your spending - You may be surprised at what you spend in Starbucks/Costa.

If you want to start saving some £££ here are some ideas for you;

- Meal plan
- Batch cook meals
- Use your car or public transport less to save on fuel/parking.

Bank Statements

Track your spending, over a month how much do you spend on:

- Costa/Starbucks
- Meal deals
- Deliveroo
- Uber Eats
- Uber

Are you able to reduce these costs – think about how much that could help your deposit pot?

Lenders will assess bank statements for contractual credit commitments – Klarna payment plans can be very convenient but they can also add up and this can affect affordability.

Income – Required documents

PAYE basic salary only

- Last 3 months salary slips confirming basic salary (if paid weekly last 13 weeks)
- Any element of overtime/bonus/commission will need to be proven over a 6 month period with your latest P60. If bonus is received annually, evidence of the last 2 years bonus is required.

Self Employed:

- Tax documents for last 2 years (Tax Calculations/Tax Year Overviews/Audited Accounts/Accountant Certificate)

Day rate contractor:

- Contracts covering last 12 months (with a 24 month track record)

Deposit

Lenders will accept deposits in the following form;

- Savings
- Family Gift
- Non-family gift
- Equity
- Personal loan (subject to affordability)

All forms of deposit must be verified to adhere to Anti Money Laundering checks

Credit File

Do you know your credit score? If not - download a copy of your credit report (remember to cancel the subscription once you have downloaded the report to avoid getting charged).

- Check you recognize everything on the report as your own and anything you don't – investigate it immediately.
- Are you on the voters roll? If not, get registered and this can increase your score

Know your Options

By speaking to an independent adviser, you will be guided through the whole process and will receive advice based on YOUR circumstances and requirements.