



Documents Guide

The key to getting the right deal on your mortgage is to be prepared. Be armed with as much information as possible and ensure you have the correct documentation to support your application.

FIRST STEPS

Before we get started finding you the right mortgage, there are a few things you can do in preparation for our appointment.

Firstly, make sure your finances are in order. The better your credit rating and bigger your deposit, the more options you will have when looking for a mortgage deal.

Carry out a simple credit search on yourself, this will let you see what lenders will be looking at when they consider you.

A mortgage lender will weigh up your essential spending alongside your income. They will look at the gap in between and then do their affordability calculations from that.

A lender will likely quiz you on your spending habits. This includes feeding the family, childcare, car loans, energy bills and even mobile phone and gym contracts. You will need to provide documentary evidence of these regular outgoings.

Mortgage lenders won't just assess your mortgage's affordability now, they will also consider what may happen to you in the future and stress test for potential interest rate rises.

In preparation for your forthcoming appointment, make sure all your paperwork is to hand, as well as any details and figures on any earnings and

WHAT TO SEND

Proof of identity

- A valid passport or
- Full driving licence

Proof of address

- A recent utility bill (last 3 months)
- Local authority tax bill (last 3 months)
- Bank statement (last 3 months)

Proof of income

- Payslips (past 3 months)
- Bank statements (past 3 months)
- Contract from employer (if less than 3 months)
- P60 proof of overtime / bonus / commission

Credit report (optional)

- Generated through sites such as Experian / Equifax / Noddle

Self-employed applicants

- Latest 2 years accounts drawn up by an accountant, 2 years tax calculations and corresponding tax year overviews. If self-assessment – latest 2 years tax calculations and corresponding tax year overviews

Please be aware that the adviser/lender may ask for further documentation in certain circumstances

PROOF OF YOUR DEPOSIT

Bank statement - showing the full amount of the deposit being built up

Equity - memorandum of sale

A gift - letter from the person making the gift confirming the amount and on what terms