







Remortgaging Process

Often, homeowners that are approaching the end of their "Deal Period" with their current lender will start thinking about Remortgaging to avoid moving over to a lenders standard variable rate which might not be very competitive. Whilst it's perfectly reasonable to remortgage to secure a good deal, it might also be a suitable option for raising funds. Here are some of the reasons why you might also be consider to remortgage your home:

- Raise money for Home Improvements to your Residential or Buy to Let property
- Raise a Deposit to purchase an onward property, for example a Buy to Let investment
- Raise a deposit to Gift to a family member with a view to assist them in getting onto the housing ladder
- Debt consolidation- You should obtain advice to understand if this is the right option for you as you will be increasing the mortgage on your home to repay other debts.
- Increasing or decreasing the term of the mortgage- with a view to reducing monthly payments or with an aim to repay your mortgage sooner.
- Moving from an Interest Only to a Capital Repayment mortgage.

In all of the above cases, we would strongly recommend that you seek advice as there could be alternative options that might be more suitable for your needs, in any case increasing the mortgage on your home should not be a decision that is taken lightly, being able to afford the new mortgage is critical, as you could lose your home if you do not keep up mortgage payments.

If Remortgaging is the right option, then following will help you to understand the stages in the process:

	<p>1. Assessment of current situation & Requirements going forward It is important that a discussion takes place around your current circumstances and your future goals, this will ultimately determine whether a remortgage is the right solution for you.</p>
	<p>2. Decision in Principle (DIP) / Agreement in Principle (AIP) As a decision in Principle will to an extent take in to account your financial information and usually involve a credit check, this should help to give you the confidence around being approved for the mortgage that you need.</p>
	<p>3. Appoint a Solicitor & Apply for a mortgage Many mortgage lenders offer a free legal package (on remortgage applications) whereby they will pay your legal/solicitor costs to make the decision to move your mortgage over to them an easier one.</p>
	<p>4. Mortgage Underwriting & Property Valuation Once the lender has received your mortgage application, they will need go through an underwriting process during which they will assess your circumstances and whether your property is acceptable for them to issue you the mortgage on.</p>
	<p>5. Mortgage Offer If the lender is happy based on their underwriting of your application, they will issue you with a mortgage offer, outlining the terms upon which they will lend you the money. Your solicitor will also get a copy of the mortgage offer to enable them to prepare for completion.</p>
	<p>6. Completion This is final stage of the Remortgaging process and one of the tasks will be for your solicitor to request funds from the mortgage lender to pass onto you.</p>