Documents **Guide**

The key to getting the best 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.

PROOF OF IDENTITY, ADDRESS, INCOME

What to bring

Proof of identity

- A valid passport or
- Full driving licence including the counterpart

Proof of address

- A utility bill
- Local authority tax bill
- Bank statement

Proof of income

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

Credit Report

- Generated through sites such as Experian/Equifax/Noddle

Self employed applicants

- 2 years accounts drawn up by an accountant
- Self assessment tax calculation form (SA302) covering 24 trading months.
- Most recent year-end must not be more than 18 months before the date of application
- Bank statements (past 3 months)

First Steps

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

To get the best deal, you need to make sure your money is in order. The better your credit rating and bigger your deposit, the more options you will have when looking for a good mortgage deal.

Your first move should be to carry out a simple credit search on yourself, this will let you see what lenders will be looking at when they consider you. With the new rules under the Mortgage Market Review (MMR), it now means that lenders will carry out stricter checks on borrowers.

The MMR was implemented by the Financial Conduct Authority in an attempt to clean up the home loans market after the easy credit boom that played its part in the financial crisis.

This means weighing up your essential spending, alongside your income and asking questions about your outgoings. A mortgage lender will look at the gap between what you have to spend each month and what you have coming in – and then do its affordability calculations from that.

So expect to be quizzed on habitual spending on things like feeding the family, childcare, a car loan, your energy bills and even a mobile phone or gym contract. Mortgage lenders won't just have to assess your mortgage's affordability now, they will also need to consider working out what may happen to you in the future and stress test for potential interest rate rises.

It will also not be enough to simply to tell your adviser about these things, you will need to provide documentary evidence of your regular outgoings.

So before your forthcoming meeting, it would be beneficial to gather all the paperwork to hand, as well as details and figures on things like earnings and outgoings.

Proof of your deposit

When proof of depost is required this can be:

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

Equity - confirmation of the sale price and outstanding mortgage balance

Capital raised from another property - copy of the mortgage offer letter

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

This list is not exhaustive and we may discuss other methods during your consultation.

Your home may be reposessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250.

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