

# Moving Home?



*Your Guide*

to a Stress-Free Move



At Prestige Private Finance, we know that moving home is both an exciting and significant life event.

But with all the steps involved - from selling your current property to finding the right mortgage - things can feel overwhelming.

That's why we're here, ready to make things simple and clear for you.

This guide will walk you through the key parts of the home-moving process, from understanding costs to choosing the right mortgage. With our expert advice, you'll feel informed, supported, and confident at every step.



## Understanding Your Equity

If you already own a property, the difference between its value and the amount you still owe on your mortgage is known as equity.

This equity is key to your next move, as it usually forms the deposit for your new home.

We recommend starting with a valuation of your current property. Many estate agents offer free initial valuations, so it's worth getting a few to compare. This will also give you a better idea of any estate agent fees you'll need to budget for.

# What Costs Should You Expect? \_\_\_\_\_

Once you know your equity, it's important to be aware of the additional costs involved in buying and selling a property. Every situation is different, but here are some key costs to keep in mind:

## STAMP DUTY

Payable when the property price exceeds £125,000 (for non-first-time buyers), stamp duty is calculated on a sliding scale. If you're buying a second property, an additional charge may apply. Our online Stamp Duty Calculator can provide you with an instant estimate.

## LEGAL FEES

A conveyancer or solicitor will handle the legal aspects of your sale and purchase. This involves fees for property searches, registering ownership, and other necessary checks.

## OTHER FEES

You may need to budget for a surveyor, a mortgage valuation, or mortgage advice.

# No Guarantees... But Being Prepared Helps \_\_\_\_\_

While a lender will ultimately decide how much you can borrow, ensuring your mortgage application is realistic and well-prepared will help reduce the chances of disappointment.

Our team at Prestige Private Finance will guide you through this process with transparency and care.



# What You Can Borrow

The amount you can borrow depends on many factors, such as your income, outgoings, and the size of your deposit.

Each lender has its own criteria, so it's important to have a personalised assessment.

Online affordability calculators can give you a rough idea, but speaking with a mortgage advisor will give you a clearer picture.

We'll take the time to understand your unique circumstances and provide expert guidance on how much you can borrow, tailored to your needs.

## WHAT YOU'LL NEED TO PROVIDE

To get started with your mortgage application, you'll typically need to provide the following:

- For employed clients: Your last 3 payslips and bank statements.
- For self-employed clients: Your last two years' tax returns (SA302s) and possibly business accounts.

Don't forget to include details of any regular outgoings, such as credit card payments or loans, and proof of your identity and address.

## THE BIGGER THE DEPOSIT, THE BETTER THE DEAL

A larger deposit can mean a better mortgage rate, so saving as much as possible or making use of any available family gifts can help reduce your overall loan amount.

## CHOOSING THE RIGHT MORTGAGE

When it comes to choosing a mortgage, there are two key decisions to make:

### 1. Repayment vs Interest Only

- **Repayment:** Each monthly payment reduces both the loan and the interest.
- **Interest Only:** Monthly payments cover just the interest, not the loan itself.

### 2. Fixed Rate vs Variable Rate

- **Fixed Rate:** Your interest rate stays the same, giving you certainty in your payments.
- **Variable Rate:** Your interest rate can rise or fall with the market.

Not sure which is right for you? Don't worry—we're here to explain everything in clear terms and help you make the best choice for your circumstances.



## TIPS FOR INCREASING YOUR CHANCES

Getting a mortgage can feel stressful, but there are a few things you can do to boost your chances:

- **Keep up with payments:** Late or missed payments can negatively impact your credit score.
- **Manage your credit:** Having some credit and managing it well can improve your chances.
- **Don't apply too often:** Too many credit checks in a short period can harm your eligibility.
- **Avoid payday loans:** Lenders may see these as a sign of financial difficulty.

## **BAD CREDIT? DON'T LOSE HOPE**

Having bad credit doesn't necessarily mean you can't get a mortgage, but it might require a bit more planning. Lenders will look at your overall financial behaviour, so if you've worked hard to improve your credit, it will be taken into account.

Remember, even if your credit history isn't perfect, our team is here to help you explore your options and make a plan.



## **DO YOUR RESEARCH**

While moving home can feel like a whirlwind, it's important to slow down and understand your options.

There's a lot to consider, but with our expert advice and support, you'll feel informed and empowered to make the right decisions.

Simply give us a call, answer a few questions, and we'll handle the rest.