

What we need to know:-

For remortgages speed is often the key factor and to help us ensure that we can meet your needs we will ask for as much information at the outset as possible. Below are some of the areas where having as much information as possible can really help:-

- Your full name, address and contact details
- Please let us know your mortgage lender's name, address and your account number.
- If you have more than one Mortgage then you should let us know immediately – we will have to deal with all loans secured on your property will have to be repaid prior to completion.
- The property name and post code
- The approximate value of the property
- If any person over the age of 17 will be occupying the property at the date of completion of the mortgage we will need the occupier's full names as the mortgage lender will require their consent to the creation of the mortgage.

What things might delay your remortgage?

We rely on a number of third parties to complete your remortgage. Delays can frequently be experienced, such as:-

1. Your existing lender delays in sending out your title deeds
2. Your existing lender delays in sending out a redemption statement
3. The amount needed to pay off your existing mortgage is more than you are borrowing. In this case, we will need to receive cleared funds from you for the balance due and any fees before we can complete. Alternatively, you can increase the amount you borrow but if so, you should request an increased figure as early as possible to avoid delay.
4. There is a delay in us receiving your buildings insurance details or it does not meet the new lender's requirements
6. You have an existing second mortgage or loan secured on the property which needs to be postponed and the second lender delays in dealing with the paperwork
7. There is a legal problem with the title deeds to your property which we have to sort out
8. Additional work such as a Transfer of Title is required

We will do everything we can to resolve any of these problems if they occur but inevitably your remortgage will take longer to complete.