



5 STEPS TO IMPROVING YOUR MORTGAGE CHANCE

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Stable Employment

Mortgage lenders are more likely to approve your application if you're in stable employment. Ideally you will typically need to have been employed for a minimum of three months in your current job before applying. If you're thinking about changing jobs, then it might be better to wait until after you've secured a mortgage. If you're self-employed, lenders will expect to see evidence of your income. They normally ask for SA302 forms along with corresponding tax year overviews. Generally, most lenders will ask for three (one for each of the last three years) when you apply for a mortgage. That said, some lenders will accept one or two.

Build up a Positive Credit History

The better your credit history, the more chance a lender will view your application favourably. There are three main credit agencies: Experian, Equifax and Transunion (formerly Callcredit). You can get your credit report from any of them. Websites such as Credit Karma (formerly Noddle) and ClearScore also offer this information. Check your credit report carefully. Sometimes their records include mistakes which could damage your chances of being accepted for a mortgage. If there are any errors, contact the credit agency to get them corrected. If your credit score is low it may take some time to build it up to an acceptable level. Any past incidents where you missed payments or had problems with debt could be a significant black mark on your file. Also look at your overall credit use - it's often better to close down credit cards or accounts you no longer need. If you have never taken out credit, you may not have a credit history at all. Lenders may be reluctant to offer you a mortgage in this case and you may need to spend time building up a positive record. One option is to take out a credit card and spend small amounts on it, repaying it in full every month.

Get on the Electoral Role

Lenders will always check whether you're registered to vote at your current address on the Electoral Role. This is one of the main ways that they check your identity and your address history. It is a vital step in improving your application. You can ask to be added to the electoral register at any time by contacting your local council.

The Bigger the Deposit the better your chances

The larger the deposit you have to put toward your mortgage the better chance you will have of your application being successful – and this in turn will often lead to you obtaining better mortgage deals with lower interest rates. The minimum deposit you need to save up in the current market is typically 5% of the property's purchase price.

Making your Mortgage Application

Make sure you have collected all of the paperwork you will require in order to submit your application to the lender. At Best Mortgage Direct one of our advisors will give you a list of what documents will be required at outset in order to apply for your mortgage.