How We Help You Remortgage

Remortgaging is usually a quick and straightforward process, and we're here to make sure everything runs smoothly from start to finish. Here's what you can expect.

1. Getting started and identity checks

Before we can begin, we'll need to verify your identity, even if your new lender has already done this. You'll receive a link to our online portal where the checks can be completed securely. Everyone named on the mortgage or property deeds will need to do this.

2. Checking your current mortgage position

If you're paying off part of your existing mortgage with your own savings, we'll need to confirm the source of those funds as part of standard anti-money laundering requirements.

We'll request any documents we need through the online portal, such as bank statements.

3. Reviewing the title deeds

We'll obtain your Official Copies from HM Land Registry to confirm that:

- You are the legal owner of the property
- Your current mortgage and any other secured loans are correctly registered
- The title meets your new lender's requirements

If your property is leasehold, we'll also check the lease to make sure it satisfies your lender's criteria.

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4. Reviewing your remortgage offer

Once your lender issues the formal mortgage offer, we'll check it carefully and make sure any conditions or requirements are met.

We'll explain anything you need to be aware of in plain English.

5. Requesting your redemption statement

We'll contact your current lender for a Redemption Statement, which sets out:

- Your outstanding mortgage balance
- Any early repayment charges (if applicable)
- The exact amount needed to repay the mortgage on the completion date

6. Preparing for completion

Some lenders require updated searches, such as a Local Authority search. Others are happy for us to use a **search indemnity policy**, which is quicker and often cheaper. We'll let you know which option your lender prefers and handle everything for you.

7. Final checks before completion

Before we complete, we'll:

- Carry out a final Land Registry search to confirm nothing has changed
- Complete bankruptcy checks for each borrower (a standard lender requirement)

Once everything is in place, we'll prepare your Completion Statement, which confirms any balance payable by you, or the amount due back to you if you're releasing funds.

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8. Completion

On completion:

- Your new lender sends us the mortgage funds
- We repay your existing mortgage
- We settle any fees and disbursements
- We transfer any remaining balance to you (if applicable) requirement)

We'll confirm once everything has been finalised.

9. After completion

Once the remortgage is complete, we'll take care of the remaining legal steps:

- Registering your new mortgage with HM Land Registry (this typically takes 3–6 months depending on their timescales)
- Sending your updated documents once registration is complete

Throughout, we'll keep you fully informed so you always know what's happening and what comes next; making the remortgage process as quick, clear and stress-free as possible.