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## **The Easy Guide to Remortgaging**

Clear, practical advice to help you make the right decisions

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# Introduction

Remortgaging can be one of the best ways to take control of your finances.

Maybe your deal is ending, you'd like a better rate, or you're planning home improvements – whatever the reason, remortgaging can help you make your mortgage work better for you.

At Planet Mortgages, we're here to keep things simple. This guide explains what remortgaging means, how it works, and the steps you can take to get the most from your next deal.

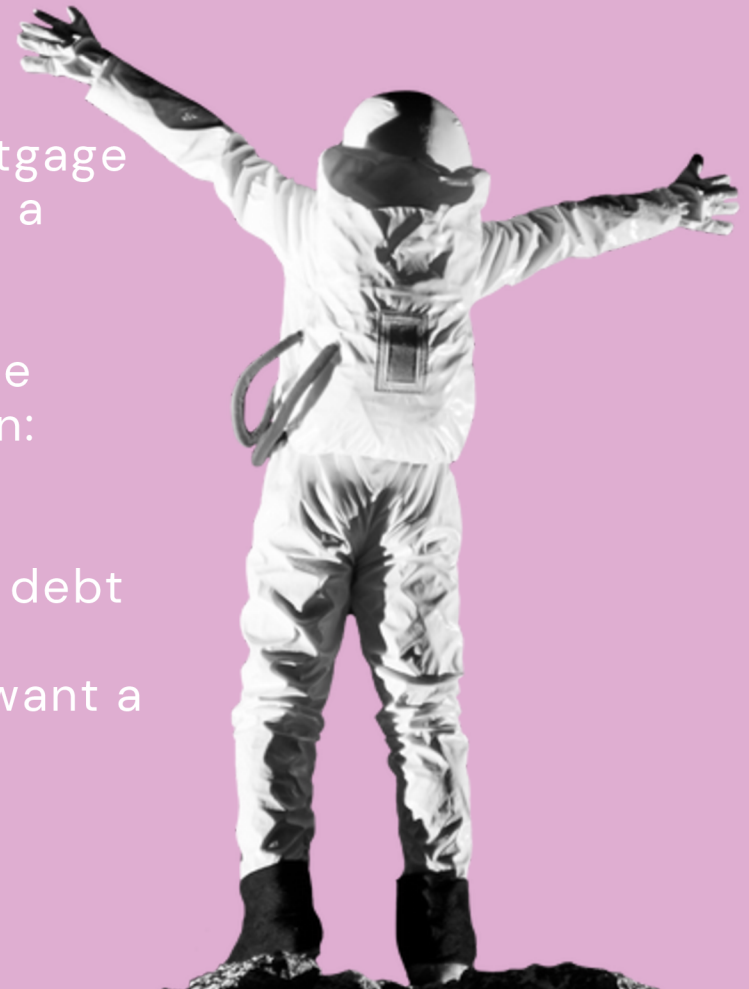


# What is Remortgaging

Remortgaging means switching your current mortgage to a new one – either with your existing lender or a different one.

You're not moving home, but you are changing the terms of your loan. Most people remortgage when:

- Their fixed-rate deal is ending
- They want to save money with a lower rate
- They'd like to borrow more for renovations or debt consolidation
- Their circumstances have changed and they want a mortgage that fits better



# Before You Start: What to Think About

A few simple checks before you begin can make everything smoother.

## Check your current mortgage

- Confirm your outstanding balance and remaining term.
- Ask your lender whether any early repayment charges (ERCs) apply.
- Make a note of your current interest rate and when it ends.

## Review your credit profile

- Check your credit report with Experian, Equifax, or TransUnion.
- Make sure the details are correct – errors can affect your options.



# Before You Start: What to Think About

## **Speak to an adviser early**

Getting advice helps you see what's possible, compare lenders, and avoid unnecessary fees.

*Tip: Start looking three to six months before your current deal ends so you have time to find and secure a new rate before your old one expires.*



# Getting Remortgage Ready

A little preparation helps your application go faster and gives you access to more options.

## Gather your documents

- Payslips for the past three months
- P60 or latest tax return
- Bank statements for at least three months
- Current mortgage statement
- Photo ID and proof of address

## If you're self-employed

- SA302 forms or tax calculations
- Business accounts for the past two years
- Evidence of any additional income, such as dividends or rental income

Having everything ready makes the process smoother for you and your lender.

# Improving Your Affordability

Small changes can make a big difference when you apply.

- Reduce or pay off existing debts
- Keep credit card balances low (below 30% of your limit)
- Avoid new credit applications before remortgaging
- Stay in stable employment where possible
- Build up savings and keep regular payments consistent
- Register to vote at your current address

All of these show lenders that you're managing money well and can make you eligible for better rates.





# Understanding Loan-to-Value (LTV)

Your Loan-to-Value (LTV) ratio compares what you owe to what your home is worth.

## *Example*

*If your home is valued at £300,000 and you owe £180,000:*

*$£180,000 \div £300,000 \times 100 = 60\% \text{ LTV}$*

A lower LTV means a lower risk for lenders – and usually a lower rate for you.

If your home's value has increased or you've paid down your balance, you could qualify for a better deal when you remortgage.



# Understanding the Costs

Remortgaging can save you money, but it's worth knowing what costs may apply.

## **Arrangement / Product Fee**

£0–£2,000

The lender's charge for setting up the new deal.

## **Valuation Fee**

£150–£400

A check of your home's value (often free).

## **Legal Fees**

£300–£500

A solicitor handles the legal transfer (often free).



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# Understanding the Costs

## Early Repayment Charge (ERC)

1–5% of balance

If you leave your current deal early.

## Broker / Adviser Fee

£0–£500

For expert advice and market comparison.

*Tip: Many lenders cover valuation and legal costs for remortgages, so always ask what's included.*



# Things to Check Before You Apply

- Have I spoken to an adviser?
- Do I know my outstanding balance and end date?
- Have I checked my credit score?
- Will I pay an early repayment charge?
- Do I know my Loan-to-Value ratio?
- Am I expecting any changes to income or spending soon?

If you can tick most of these off, you're ready to move ahead.



# Product Transfers vs. Remortgages

## Product transfer

If you're happy with your current lender, you might be offered a product transfer – a new rate with the same provider.

## Benefits

- Usually completes in under two weeks
- No new legal or valuation process
- No early repayment fees if timed correctly

## Considerations

- You can't normally borrow more or change who's on the mortgage
- You may miss out on better deals available elsewhere



# Product Transfers vs. Remortgages

## Remortgaging to a new lender

This often opens up more choice, more flexibility, and sometimes better rates.

You'll go through a new application, but your adviser will handle the process for you.



# The Remortgage Process

Here's what typically happens:

1. Review your current deal – note your rate, balance, and expiry date.
2. Get professional advice – we'll help you compare lenders and offers.
3. Apply for your new deal – provide documents and affordability details.
4. Valuation and approval – your home's value is confirmed.
5. Legal transfer – a solicitor repays your old mortgage and sets up the new one.
6. Completion – everything switches over, usually within 4–8 weeks.



# Overpayments and Payment Breaks

## Overpayments

If your deal allows it, making overpayments can reduce interest and shorten your mortgage term. Most lenders let you pay up to 10% extra per year without penalty. Always check your lender's limits before doing so.

## Payment breaks

Some lenders offer short-term payment holidays in special cases such as maternity leave or illness. These can be helpful, but always discuss them with your lender first, as they may affect your credit record and total loan amount.





# Protection and Insurance

When you remortgage, it's a good time to check that your cover still suits you.

- Buildings insurance – required by lenders
- Contents insurance – protects your belongings
- Life insurance – provides peace of mind for your family
- Critical illness cover – pays a lump sum if you become seriously ill
- Income protection – supports you if you can't work for medical reasons

*Tip: Review your cover when your circumstances change. Your adviser can help you find protection that fits your life and budget.*



# Frequently Asked Questions

## **Can I remortgage before my deal ends?**

Yes, though you might pay an early repayment charge. We can help you work out if switching sooner still saves you money.

## **Can I remortgage if I've changed jobs?**

Usually yes – lenders just need to see recent payslips or self-employed accounts.

## **Can I buy my partner out or add someone else?**

Yes, but both parties must meet the lender's criteria and affordability checks.

## **Can I remortgage with credit issues?**

Possibly. Some lenders specialise in working with clients who've had difficulties in the past.



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# Frequently Asked Questions

## **What's the difference between a product transfer and a remortgage?**

A product transfer is a new deal with your current lender. A remortgage involves a new lender and often more options.

## **Can I overpay my mortgage?**

Yes – most lenders allow overpayments within annual limits.

## **Can I take my mortgage with me if I move?**

That's called "porting." Some deals allow it, but not all – always check before you plan a move.



# Next Steps

Remortgaging doesn't have to be complicated. With the right guidance, it can save you money and give you more control over your finances.

At Planet Mortgages, we'll talk you through every option, compare the best deals available, and make the process clear from start to finish.

**Ready to see what your next mortgage could look like?**

Visit our [website](#) or get in touch with our friendly team – we're here to help you find your next great deal.

Your home may be repossessed if you do not keep up repayments on your mortgage. Planet Mortgages is authorised and regulated by the Financial Conduct Authority.



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