HOME MOVER GUIDE • 2026

Moving home

Your mortgage options when you move.

- Porting or a new mortgage
- Using your equity as a deposit
- Stamp Duty Land Tax for home movers
- The stages of moving home

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Your home may be repossessed if you do not keep up repayments on your mortgage.
Mew Mortgages Limited (FRN 974485) is an appointed representative of Instant Mortgage Solutions Limited, which is authorised and regulated by the Financial Conduct Authority (FRN 938412).

PLANNING YOUR MOVE

Moving home with a mortgage

When you move, you can take your current mortgage deal with you, or arrange a new mortgage. The right option depends on your current deal, the price of your new home and your circumstances.

Your options

Option	What it means
Port your current deal	Transfer your existing rate to your new home. You must reapply, and the lender will reassess your income and circumstances. If you need to borrow more, the extra amount is normally on a separate product with its own rate and term.
New mortgage, same lender	Take a new product with your current lender. An early repayment charge may apply if you leave your current deal before it ends.
New mortgage, new lender	Repay your current mortgage and take a mortgage with a different lender. An early repayment charge may apply on your current mortgage.

We will check your current mortgage terms, including any early repayment charge and the conditions for porting, and compare these options for you.

Your deposit

Your deposit for your next home normally comes from the equity in your current home. Equity is the sale price of your home, less your outstanding mortgage, any early repayment charge and the costs of selling.

Example	Amount
Sale price of current home	£325,000
Less outstanding mortgage	– £190,000
Less estimated selling costs	– £6,000
Equity available	£129,000

These figures are an illustration of the calculation only.

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COSTS

The costs of moving

You should budget for the costs of selling and buying. You should obtain a written quote from each provider before you proceed.

Cost	What it is
Estate agent's fee	Set out in the agent's terms of business. Payable on completion of your sale
Legal fees	Conveyancing for your sale and your purchase, including searches and Land Registry fees
Stamp Duty Land Tax	Tax payable to HMRC on your purchase. See the table below
Early repayment charge	Payable if you repay your current mortgage during a deal period, and do not port
Lender fees	Product, booking or valuation fees on a new mortgage
Survey	An optional inspection of the condition of your new home
Removals	Removal company and associated costs

Stamp Duty Land Tax for home movers

For purchases in England and Northern Ireland, the following rates apply to each portion of the price when you are replacing your main residence:

Portion of the purchase price	Rate
Up to £125,000	0%
£125,001 to £250,000	2%
£250,001 to £925,000	5%
£925,001 to £1,500,000	10%
Over £1,500,000	12%

Examples: a purchase price of £275,000 results in £3,750 payable. A purchase price of £350,000 results in £7,500 payable. A purchase price of £450,000 results in £12,500 payable.

> **If you buy before you sell:** if you still own your previous home when you complete your purchase, higher rates apply, which are 5% above the rates shown. You may be able to claim a refund of the additional amount if you sell your previous main residence within three years. Your solicitor will confirm the amount payable.

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THE PROCESS

The stages of moving home

When you sell and buy at the same time, your sale and purchase are linked. Other sales and purchases linked to yours form a chain. Exchange and completion take place on the same day across the chain.

01 **Mortgage review**
We review your current mortgage and confirm how much you can borrow before you start viewing.

02 **Market your home**
Your estate agent appraises and markets your home. We recommend accepting an offer on your own home before you offer on a purchase. This puts you in a stronger position as a buyer.

03 **Offer on your new home**
You make an offer through the selling agent. The seller may accept or decline it.

04 **Instruct a solicitor**
Your solicitor handles the legal work for both your sale and your purchase.

05 **Mortgage application**
We submit your application. The lender values your new home and issues a mortgage offer if approved.

06 **Exchange of contracts**
Your sale and purchase become legally binding. Buildings insurance on your new home must be in place from this point.

07 **Completion**
Your sale and purchase complete. Your old mortgage is repaid and you move in.

Protection. If you are borrowing more or your circumstances have changed, your existing life and income protection may no longer match your mortgage. We will review this as part of our advice.

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YOUR APPLICATION

Document checklist

Lenders will ask for the following documents. Individual lenders may ask for additional evidence.

Document	Requirement
Photo identification	Valid passport or driving licence
Proof of address	Recent utility bill or bank statement
Current mortgage statement	Most recent annual statement
Payslips	Most recent three months
P60	Most recent tax year
Bank statements	Most recent three months for all current accounts
Evidence of deposit	Memorandum of sale for your current home, and statements for any savings used
Self-employed applicants	SA302 tax calculations and tax year overviews, or certified accounts, for the most recent two years

Contact Hal

To discuss your circumstances, please get in touch.

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This guide is for general information only and does not constitute advice. It is based on our understanding of legislation, HMRC practice and lender requirements as at October 2026, which may change. All mortgages are subject to status and lender criteria.

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