REMORTGAGE GUIDE • 2026

Remortgaging your home

What to do before your current deal ends.

- When to review your mortgage
- Product transfer or remortgage
- Fees and early repayment charges
- Your document checklist

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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).

BEFORE YOUR DEAL ENDS

When to review your mortgage

When a fixed or discounted rate ends, your mortgage moves to the lender's standard variable rate (SVR) unless you arrange a new deal. The SVR is set by the lender and can change at any time. Your monthly payment will change when you move onto it.

You can arrange a new deal before your current one ends. Each lender sets how far in advance this can be done. We recommend starting your review six months before your current deal ends. This gives time to compare options and complete an application without moving onto the SVR.

Other reasons to review

- Your property has increased in value, or you have reduced your mortgage balance. This changes your loan to value.
- You want to borrow more, for example for home improvements.
- You want to change your term, or move between repayment and interest only.
- You want to add or remove someone from the mortgage.

Loan to value (LTV)

LTV is your mortgage balance as a percentage of your property's value. Lenders set rates and products by LTV band. A lower LTV can give you access to a wider range of products.

Example	Calculation	LTV
Balance £180,000, value £300,000	£180,000 ÷ £300,000 × 100	60%
Balance £240,000, value £300,000	£240,000 ÷ £300,000 × 100	80%

The figures above are an illustration of the calculation only. The lender will use its own valuation.

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YOUR OPTIONS

Product transfer or remortgage

There are two ways to move onto a new deal. We will compare both and recommend the option that suits your circumstances.

	Product transfer	Remortgage
What it is	A new deal with your current lender	A new mortgage with a different lender
Affordability check	Your lender may not carry out a full affordability assessment if you are not borrowing more	Full application, including an affordability and credit assessment
Valuation and legal work	Not normally required	Required. Some lenders include free valuation and legal work on certain products
Choice of products	Limited to your current lender's range	Products from the lenders we have access to

Early repayment charges (ERCs)

If you leave your current deal before it ends, your lender may charge an ERC. The amount is set out in your mortgage offer, and is a percentage of the balance repaid. Before you switch early, we will compare the ERC with the cost of staying on your current deal.

Comparing the true cost

The lowest rate is not always the lowest-cost option. A product with a lower rate and a high arrangement fee can cost more than a product with a higher rate and no fee, particularly on a smaller balance. We compare the total cost of each option over the length of the deal, including fees.

Fees that can apply

- **Product or arrangement fee.** Charged by the lender. It can be paid up front or added to the loan. Adding it to the loan means you pay interest on it.
- **Valuation fee.** Charged by some lenders when you remortgage.
- **Legal fees.** For the conveyancing work needed to move your mortgage to a new lender.
- **Exit fee.** Charged by some lenders when you close your mortgage account.

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BORROWING MORE

Raising money on your mortgage

You can apply to borrow more when you remortgage or through your current lender. The new amount is subject to the lender's affordability and lending criteria.

Using your mortgage to repay other debts

Some people consider adding other debts, such as loans or credit cards, to their mortgage. This can reduce your monthly outgoings, but it can increase the total amount you repay, because the debt is repaid over a longer period. The debt also becomes secured against your home.

> **Think carefully before securing other debts against your home.** Your home may be repossessed if you do not keep up repayments on your mortgage.

The remortgage process

01 **Review**
We review your current mortgage, your plans and your circumstances, and set out your options.

02 **Recommendation**
We recommend a product transfer or a remortgage and explain the costs of each option.

03 **Application**
We submit your application. For a remortgage, the lender assesses your income and credit file and values your property.

04 **Mortgage offer**
The lender issues a mortgage offer. For a remortgage, a solicitor or conveyancer carries out the legal work.

05 **Completion**
Your new deal starts. For a remortgage, the new lender repays your old lender.

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YOUR APPLICATION

Document checklist

For a remortgage, lenders will ask for the following documents. A product transfer may need fewer. 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, showing balance and current rate
Payslips	Most recent three months
P60	Most recent tax year
Bank statements	Most recent three months for all current accounts
Self-employed applicants	SA302 tax calculations and tax year overviews, or certified accounts, for the most recent two years

Before you contact us

- Find the date your current deal ends.
- Check your current balance and any early repayment charge.
- Note any changes to your income, outgoings or plans.

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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