

# The Mortgage Process

Welcome to the Ashby House development in collaboration with Victoria Louise and The Mortgage Mum.

This is our process should you wish to go ahead with one of these stunning properties.

We can't wait to help you!

## STAGE 1 Pre-qualification

In order to ensure that this property is affordable to you, we will prequalify you for a mortgage. To do this we will need the following from you:

- CREDIT REPORT (We have a relationship with Check My File, and your broker will give you our unique affiliate link. This is free for the first 30 days)
- PROOF OF DEPOSIT (Where is your deposit coming from, and how much do you have)
- BASIC AFFORDABILITY ASSESSMENT (We need to check how much you can afford to borrow based on what you earn)

## STAGE 2 After you find "THE ONE"

After you have found your perfect apartment, you will need to make an offer to Victoria Louise and secure the deal!

Once this is agreed, we will then help you to secure a mortgage as quickly as possible.

## STAGE 3 Getting the mortgage

To arrange your mortgage, we will need to gather some more information to be able to give you our bespoke advice. We will meet you in a way that suits you, and this can be done face to face, at Ashby House itself, or over Zoom or telephone. We want to make the process as easy and convenient as possible for you!

## STAGE 4 Help to Buy

Are you intending to use the Help to Buy scheme?

**YES** – please see enclosed Help to Buy information and we can guide you through the process. This will need a separate application being submitted to the Help to Buy Scheme, to achieve an ATP (Authority to Proceed) before a mortgage application can be submitted.

**NO** – after our meeting, we will research the best mortgage for you and give you bespoke mortgage advice tailored to you and the Ashby House development.

## STAGE 5 Mortgage research

We will find the perfect mortgage for you, and explain everything you need to know. We'll be with you every step of the way until the day you put your key in the door of your beautiful new home!

We will keep Victoria Louise and the Ashby House development updated on your sale at every stage of the process, leaving you to browse Pinterest!

## STAGE 6 We apply for the mortgage and arrange to protect it too

Once your mortgage is submitted our agreed Broker Fee becomes due. A valuation will be carried out on the property, case fully underwritten and mortgage offer issued.

We will simultaneously arrange an insurance appointment to ensure your mortgage is protected too!

## STAGE 7 Mortgage offer

A mortgage offer is a happy day! The lender has approved that all important loan and it's official!

Once you have your offer, we will work with your solicitors and the lender to get ready for exchange and completion (the day you move into the property!).

## STAGE 8 Exchanging (the property is legally yours!)

This is the time to put your insurances in place. Don't worry, we will have this covered if you've been working with our protection team for your insurance!

When you exchange, you will need to pay your deposit to your solicitor, and your solicitor will confirm your completion date.

## STAGE 9 Moving day!

On the day of completion, The Mortgage Mum team will ensure that your funds are released in good time to your solicitor, leaving you to enjoy the big day!

## STAGE 10 Time to make your new home yours!

We love to see how you use the beautiful space in Ashby House, so please share your photos with us and tag us in when you move in! #ashbyhouse #mmmmovingday #victorialouise #themortgagemum

**We can't wait to help you at this exciting time!**