Finance & Mortgage Checklist

Finance falls over on paperwork and surprises, almost never on rates. Get your file lender-ready before you offer and the mortgage becomes the boring part of the deal — which is exactly what it should be.

HOW TO USE THIS — Work through it before you start viewing seriously. When every item is ticked, your broker can move at deal speed instead of paperwork speed.

01 Your file, lender-ready

- ☐ Three months' personal and business bank statements, clean and explainable
- ☐ Proof of deposit with a paper trail — gifted funds need a signed letter
- ☐ SA302s / accounts for two years if self-employed
- ☐ Credit file pulled and read by you first — fix errors before a lender finds them
- ☐ Existing portfolio schedule: address, value, loan, rent for every property

02 The deal, lender-ready

- ☐ Rent evidenced by comparables — lenders stress at 125–145% cover, so know your ICR
- ☐ Property type flagged early: ex-council, above commercial, non-standard construction all narrow the panel
- ☐ HMO: article 4 status, licence requirement and room sizes confirmed
- ☐ Refinance plans: lenders want 6 months' ownership before most remortgages — plan the bridge accordingly

03 Structure questions to settle with your broker

- ☐ Personal name vs limited company — tax treatment differs; take advice, not internet opinion
- ☐ Interest-only vs repayment against your cash flow target
- ☐ Fixed term length vs your exit timeline — ERCs punish early refinances
- ☐ Fee-loaded rate vs higher rate with low fees — total cost over the term, not the headline

04 Red flags that kill applications

- ☐ Unexplained deposits landing in your account mid-application
- ☐ New credit taken during the application
- ☐ Price renegotiated without telling the lender
- ☐ Works started before completion on a mortgaged purchase