



# 5 Mistakes To Avoid When Remortgaging

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We shop around for lots of things like car insurance, holidays and who doesn't love a BOGOF offer in a supermarket?



When it comes to remortgaging, we often don't realise how much better off we may be by seeking help. Why don't they teach these things in school?

I've compiled a list of the 5 common mistakes people make when remortgaging that I hope you will find helpful.

**Read on to find out what they are...**





### #1 Leaving It Too Late

Have you ever missed a bus, a plane or an important delivery? What about your remortgage date?

If you are on a fixed rate deal, **lots of people only think about remortgaging once they have already moved across onto the lender's Standard Variable Rate.**

This is often a **BIG mistake** and may mean paying considerably more than you have to.

Nobody likes being ripped off. Mistake #1 means people **often start paying extra every month.** Procrastination is often your hard-earned £s in the lender's pocket.

I know life gets busy and we forget. So, **how can you avoid this? Simply put your details into the form below and we will get in touch 3 to 6 months before your deal comes to an end:** <https://rootedfinances.activehosted.com/f/11>





### #2 Remortgage With Your Existing Lender

We like to stick with what we know.

People get **RIPPED OFF** for **sticking** with their energy provider - the same is also true for mortgages. Mistake #2 remains a very common problem and could cost you £2,500 extra (\*1)

We recently had a client who was just about to stay with their current lender – they saved over £3,000 by switching to a better deal.

Why change?

1. A product that was chosen years ago, may be **unsuitable for you today** e.g. if you have paid off some of the mortgage then another lender may offer a better rate.
2. Mortgage **market** is hugely competitive & **changes daily**
3. **Researching** the market **ensures you get the right deal**. This is complicated to work out and is where a mortgage broker can really help.

If you want help looking at the right option for you, click here to let us take the stress out of this for you. We will research 1,000s of mortgages so you don't have to.

\*1 source 06/10/2021 = <https://www.yourmoney.com/mortgages/mortgage-borrowers-could-overpay-by-2500-by-not-shopping-around/>





### #3 Not using a Mortgage Broker

If you think you can get the right remortgage deal for yourself, you are probably mistaken.

**Lenders make it difficult to see a comparable cost over a given period, which takes into account the fees involved and the interest rate.**

Their clever marketing material pushes a low interest rate, and this may appear the best deal. Yet often **high fees** are attached, which then make it more expensive than other options.

A mortgage broker can help by looking at the **actual total cost** including fees over a specified period.

Often consumers find a product that is not even available to them and has not been tailored to their individual circumstances e.g. borrowing extra to fund a house extension or self-employed income.

That's not to mention the **time wasted** spending hours on mortgage comparison calculators that are often not tailored to your personal circumstances.



We'd love to help you by searching thousands of mortgages and can get behind the marketing material to make sure that you get the right deal. [click here to let us take the stress out of this for you](#)





### #4 Choosing Lowest Rate When Remortgaging

Surely, the **lowest interest rate must be the cheapest?**

**Nope**, this is often not the case. When remortgaging, there could be a number of fees involved from valuation fees, to Early Repayment Charges, to Exit fees and legal fees. And as previously mentioned a **low interest rate, which may appear the best deal often has high fees attached**, making it more expensive than other options.



It is vital that any comparison includes the fees involved.

Unfortunately, most people remortgaging are poorly placed to do this comparison and therefore simply select the lowest interest rate. This can be very expensive.

A mortgage broker can not only compare the interest rates and the associated fees over a given timescale, but also help explain these to you.





### #5 Not Thinking About How Life Has Changed

Often when people remortgage, they do not consider that their personal circumstances may be very different to the last time they took out a mortgage.

As a result this can mean that your mortgage may also need to evolve.

- Has the amount you are paid changed? If you've **had a pay-rise**, you may want to **pay off your mortgage quicker**.
- Have you **paid off a loan** so have a much **better credit rating** and therefore may be eligible for a better rate?
- Are you **borrowing extra** so need to ensure your insurance to protect your finances is also updated?
- Have you got an **extra pair of 'helping hands'** that need looking after and protecting with insurance?



A good mortgage broker will help to chat through not only what has changed but can also consider any known changes in future.



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

### Time to Switch

**Let's have a chat about your own remortgage**

**Help Me Remortgage**

**Hopefully, you can learn from these mistakes to prevent you paying more than you need to.**

Thanks for reading



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