



MORTGAGES



A GUIDE TO: SELF-EMPLOYED MORTGAGES

*Our Knowledge*  
AT YOUR SERVICE

# A Guide to Self-Employed Mortgages

The dream of homeownership is often accompanied by the daunting task of securing a mortgage. For self-employed individuals, this challenge can be even more complex. Unlike traditional mortgage applicants who rely on employment income, self-employed borrowers must demonstrate their financial stability in a different way.

## Understanding the Landscape

Self-employed mortgages are not a one-size-fits-all proposition. There are various options available, each with its own set of requirements and benefits. Here's a overview of the most common types:

- **Self-certification mortgages:** These mortgages allow self-employed borrowers to self-certify their income. This means they do not need to provide traditional employment documentation, such as payslips and tax returns. However, lenders will still assess their overall financial situation, including their business accounts and credit history.
- **Accountants' mortgages:** These mortgages require borrowers to provide supporting documentation from an accountant who has prepared their business accounts. The accountant will attest to the borrower's income and financial stability.
- **Multiple income stream mortgages:** These mortgages consider multiple sources of income, such as business profits, rental income, or pension income. This can be particularly beneficial for self-employed individuals with diverse income streams.

## Qualifying for a Self-Employed Mortgage

While the specific requirements for self-employed mortgages vary from lender to lender, there are some general eligibility criteria:

- Applicants must have been self-employed for a minimum period, typically two to three years. Some lender will take one years accounts.
- The borrower's business must be profitable and have a proven track record of generating income.
- The borrower must have a strong credit history.
- The borrower must be able to demonstrate sufficient funds to cover the down payment and other associated costs.

Why not speak to one of our team today on 01603 750001 for a no-obligation discussion on how we can help secure your mortgage.

*Mortgages made easy...*

OUR INDEPENDANT MORTGAGE  
ADVISERS HERE TO HELP



MORTGAGES

## Maximizing Your Chances of Approval

To increase your chances of securing a self-employed mortgage, it's essential to prepare thoroughly:

- Gather documentation: Organize all relevant financial documents, including business accounts, tax returns, and accountant's reports.
- Seek professional advice: Consult a mortgage broker or financial advisor who specializes in self-employed mortgages. They can guide you through the process and help you identify the most suitable options.
- Optimize your income: If you have multiple income streams, ensure you maximize their impact on your application.
- Maintain a good credit score: A strong credit history is crucial for securing favourable mortgage rates.

## Navigating the Challenges

Obtaining a mortgage as a self-employed individual can be challenging, but it's certainly achievable. By understanding your options, preparing diligently, and seeking professional guidance, you can increase your chances of securing homeownership and achieving your dream of owning a home.

## Additional Tips for Self-Employed Mortgage Applicants:

- Consider alternative credit scoring mechanisms: Lenders may use alternative credit scoring systems that are more tailored to self-employed borrowers.
- Demonstrate business growth: If your business is growing rapidly, be sure to highlight this fact in your application.
- Showcase your financial management skills: Provide evidence of your ability to manage your business finances effectively.
- Be patient and persistent: The mortgage process can take longer for self-employed borrowers. Be prepared to submit additional documentation and may need to reapply with more recent financial statements.

Remember, there's no one-size-fits-all approach to securing a self-employed mortgage. The key is to carefully evaluate your options, working with experienced professionals, and present your financial situation in the best possible light.

With dedication and perseverance, you can achieve the dream of homeownership regardless of your employment status.

If you have any questions please don't hesitate to call us on 01603 750001 and speak to an adviser who will be able to answer your questions.

**PLEASE NOTE: YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

PFG MORTGAGES is a Trading Name of Premier Financial Group Ltd who are authorised and regulated by the Financial Conduct Authority Financial Services Register Number: 525971 Registered in England and Wales: 6933007

*Our Mortgage Knowledge*  
AT YOUR SERVICE



MORTGAGES