



## Frequently Asked Questions

**Q. Why not apply direct to a lender?**

A. Arranging mortgage finance can be very time consuming and quite daunting given the wide array of products available. Email Mortgages has the expertise to relieve you of this problem. Our fully qualified advisors will source the product from our panel of mainstream lenders that best suit your circumstances.

**Q. What will this service cost me?**

A. Our services are provided free of charge. We will receive a fee from the mortgage lender. Naturally, this will be fully disclosed to you.

**Q. How much can I borrow?**

A. The amount a bank or building society will lend you will depend on how much you (and your partner) earn. At present, you can normally borrow between 3 and 5 times the basic income of the main earner PLUS the income of the other earner, OR 2.5 to 4 times the joint income of yourself and your partner. Some lenders have very strict income policies and others are fairly flexible in their approach.

**Q. Will I have to arrange my own valuation for the property?**

A. Your recommended mortgage lender will arrange a valuation. To arrange a more detailed survey you could commission a 'Homebuyers Report' which if carried out by the lender's valuer at the same time will cost less.

**Q. What happens after I receive a mortgage offer?**

A. Email mortgages can help you through the paperwork and make sure that the whole process runs as smoothly as possible through to completion. Our free home buyers guide has been prepared to assist you with any further questions you may have. However, should you require any further assistance please do not hesitate to email our qualified advisors who will be ready to deal with your query.

Your home may be repossessed if you do not keep up repayments on your mortgage.