



Hyde New Homes

Making a lasting difference

GUIDE TO RE-MORTGAGING

Hyde New Homes receives many enquiries about re-mortgaging. This includes changing your lender to receive a better deal (re-mortgage), borrowing additional money (further advance) or both (re-mortgage and further advance). We will not consent to a re-mortgage within the first year of ownership, if you have rent arrears or for debt consolidation.

With a shared ownership property, Hyde New Homes has a financial interest in your home and therefore you must inform us and we must approve any changes to your mortgage. If you do not obtain our consent, your lender would not be covered by the Mortgagee Protection Clause – MPC (as per your lease). The MPC means that if your lender repossessed your home, they could recover certain losses from us. The MPC will not cover any additional borrowing you take out therefore you should check this with your lender before proceeding.

To enable us to consider consent for a re-mortgage you and your lender (**only an approved High Street lender will be considered**) must supply the following information:

- Details of the equity you own in the property
- The original purchase price
- The value of your original mortgage
- The balance outstanding on your original mortgage
- A copy of your new mortgage offer
- Confirmation of the current value of your home
- Details of why you want to change lender/borrow additional money

Your request cannot be reconsidered until Hyde New Homes has all the information listed above.

If you want to borrow additional funds, there is a restriction on the amount you can actually borrow. You can only borrow up to 75% of the value of the share you own.

For example:

The full market value of your home is currently £200,000 and you own 50% which is valued at £100,000. This means that you can borrow up to 75% of £100,000 i.e. £75,000. This includes your current mortgage plus any additional borrowing.

Please be aware that if you are borrowing additional funds, Hyde New Homes will charge an administration fee of £100. You will also be responsible for payment of your solicitor's fees and any fees levied by your lender.

**Resale Team
Hyde New Homes
30 Park Street, London SE1 9EQ**

Call: 0845 606 1221 Email: resales@hydenewhomes.co.uk www.hydenewhomes.co.uk