LAWLER
MORTGAGES

First-Time Buyers' Guide

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The team behind Lawler Mortgages

Lawler Mortgages combines extensive property and financial services experience to support first-time buyers throughout their journey.

Led by Carl Bateman, Andy Dawber, Adele Bateman and Leigh Lawler, the team brings strong local property knowledge alongside clear, personalised mortgage and protection advice, helping to make the process feel more straightforward from your first property search through to receiving the keys.

Carl Bateman
Director

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Mortgage Advisor

Adele Bateman
Sales Director

Leigh Lawler
Managing Director

The terms you'll hear along the way

Term	What it means
AIP/MIP/DIP	Agreement/Mortgage/Decision in Principle. An indication of how much a lender may be willing to lend, subject to a full application, affordability assessment and credit checks.
LTV	Loan to Value. The percentage of the property value you're borrowing. A £180,000 mortgage on a £200,000 property = 90% LTV. A lower LTV generally means a better rate.
FTB	First-Time Buyer. Generally, someone who has never previously owned an interest in a residential property. Specific definitions can vary between lenders, government schemes and tax rules.
SDLT	Stamp Duty Land Tax. A tax that may be payable when purchasing property in England or Northern Ireland.
ERC	Early Repayment Charge. A fee you may pay if you leave your mortgage deal early.

SVR	Standard Variable Rate. The default interest rate your lender moves you onto when your deal period ends.
Disbursements	Third-party costs paid by your solicitor or conveyancer on your behalf, such as property searches and Land Registry fees.
Stress Test	A lender's checks to ensure you could afford payments if rates rose.
Mortgage Illustration/ESIS	A personalised document showing the costs, features and terms of a proposed mortgage.
Conveyancing	The legal process of transferring property ownership from seller to buyer, handled by your solicitor or licensed conveyancer.
Exchange	The point at which signed contracts are exchanged and the purchase becomes legally binding.
Completion	The final step: funds are transferred and you get the keys.

Your step-by-step buying journey

1

Full fact find

We gather everything about your income, outgoings, deposit and circumstances. It's a proper conversation, not a form to fill in alone.

2

Secure document upload

We send a link to our secure client portal so you can safely upload bank statements, ID and wage slips whenever it suits you.

3

Mortgage in Principle

We recommend a suitable mortgage based on your circumstances and arrange a Mortgage in Principle, giving you an indication of how much you may be able to borrow.

4

Find a property & offer

You search, make an offer and, fingers crossed, have it accepted.

5

We submit the full application

We guide you through the paperwork and complete and submit the mortgage application to the lender on your behalf.

6

Valuation and legal process begins

Submitting the application triggers the lender's valuation. If you haven't already, you can now instruct your conveyancer and, optionally, a surveyor.

7

Completion Day!

Funds are transferred, you receive the keys and your mortgage begins. Your conveyancer will then register the purchase and mortgage with HM Land Registry.

The other costs of buying

Your deposit is the big number, but several upfront costs catch first-time buyers off guard.

Our Broker Fee	£495 on Application
Solicitor/ Conveyancer	£1,000 to £2,000 inc. VAT est.
Mortgage Valuation	Often free; otherwise approximately £150 to £500.
Homebuyer Surveys	£400 to £1,500 est.
Stamp Duty	0% on the first £300,000 5% on the portion from £300,001 to £500,000 No first-time buyer relief on purchases over £500,000
Removals	£500 to £2,000 est.
Buildings Insurance	Usually required from exchange of contracts. For leasehold properties, cover may be arranged through the freeholder.

Budget an extra 1.5–3% of the purchase price on top of your deposit for buying costs.

Things worth knowing

We're here to answer any questions

We advise on the right terms as well as the right rate

The lowest rate is only half the job. Your mortgage term changes how much you can borrow and how comfortable payments feel.

Solo or Joint: the process is the same, with a few extra decisions

Joint applications combine incomes, often increasing what you can borrow, but both credit histories are checked. Alone, affordability rests on your income only.

Joint tenants have equal rights to the whole property and it normally passes automatically to the surviving owner. Tenants in common own defined shares, which can be equal or unequal and can usually be left through a will. Your solicitor or conveyancer can provide legal advice on the most appropriate ownership option for your circumstances.

Speak to us before applying for new credit

A common mistake: taking out new credit, a car loan, finance, a new card shortly before or during your application. New borrowing can affect your affordability assessment, reduce the amount you may be able to borrow or affect the outcome of your application.

Throughout your entire mortgage journey, you'll deal with the same advisor. No call centres, just **our local team of experts**.

Things worth knowing

How a 10% deposit could give you more options

A larger deposit reduces your loan-to-value and may give you access to a wider range of mortgages, potentially with lower interest rates. The options available will still depend on your circumstances and the market at the time.

Your credit history matters more than you might think

Problems in your credit history may limit your options and could result in higher interest rates. Missed payments, not being on the electoral roll, thin credit history, or high card utilisation can all work against you. Check your report with Experian, Equifax, or TransUnion at least six months before applying, so there's time to fix errors.

Getting the mortgage is only part of the picture

What happens to your payments if illness or injury stops you working? We advise on life cover, critical illness cover, income protection, and buildings and contents insurance. Our service doesn't stop at completion. We're always here to support you with the wider financial picture.

As with all insurance policies, conditions and exclusions will apply.

Book Your Appointment

To stay up to date with our latest news and tips, follow us on social media. Search Lawler Mortgages.

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