

The main difference between a moving house mortgage and the mortgage you obtained as a first time buyer is most likely the deposit you are able to place against the new property.

The larger the size of the deposit, the better the loan-to-value ratio (or LTV). The LTV is the percentage of the value of the property, which is not covered by a deposit. Many lenders offer more favourable mortgage rates and terms if you can fund a larger percentage of the property price yourself.

In England and Wales, house moving mortgages are available through:

- Mortgage Advisers
- Banks and building societies
- House Building Companies
- Specialist Mortgage Companies
- All lenders have their own range of moving house mortgage products. However, Professional Mortgage Advisers will:
 - Look at your individual needs
 - Search the market to find the most suitable product for you
 - Help you understand the various product features
 - Be on hand to make sure everything goes through smoothly
 - Do any chasing that may be needed saving you valuable time and hassle
 - Help ensure you, your family and your home are protected for the future

Peter Lewis Associates are a trading name of Andrews Estate Agents Limited who are appointed representatives of Legal & General Partnership Services Limited and are able to offer professional mortgage advice from a comprehensive range of lenders across the mortgage market. We also have access to exclusive mortgage deals through the Legal & General Mortgage Club. These can often be from top lenders such as Halifax and Santander, as well as other more specialist and regional lenders. New lenders are often added to their panel which other advisers may not have access to. We can also provide you with information on which type of survey will be most suitable, recommend a solicitor to carry out your conveyancing, arrange buildings and contents insurance and also protection insurances. For insurance business, we arrange policies exclusively from Legal & General.

We will always discuss affordability and budget concerns with you. In most cases, we look at how much you can borrow, how much your mortgage will cost you and how the size of your deposit can make a difference to your monthly payments or length of mortgage term.

By comparing moving house mortgages from across the market, we'll find you the most competitive introductory offers, lowest interest rates and the most flexible options. We will talk through the mortgage deals available to you and advise you on which product is most suitable for your circumstances.

A mortgage is secured against your home. This means that if you don't pay your mortgage every month, you might lose your house as the lender can repossess it.