Day-One Buy-to-Let Remortgages

Bought recently? The purchase date may decide which lenders will consider you.



Day-one remortgaging can be useful after a cash purchase or refurbishment, but it is highly criteria-dependent.

01 Know what a lender means by day one

- Some lenders have minimum ownership periods; others may consider an earlier remortgage with specific evidence.
- Check whether the lender uses purchase price, current valuation or a restricted valuation basis when ownership is recent.
- A cash purchase, bridging-funded purchase and related-party purchase may be treated differently.

02 Prepare the evidence trail

- Keep the completion statement, Land Registry evidence, proof of original funds, invoices for works and tenancy documents.
- If the property's value has materially increased, explain why, with before-and-after evidence and contractor invoices.
- Make sure any existing lender or bridging charge can be redeemed cleanly.

03 Do not confuse speed with certainty

- Recent ownership can lead to additional anti-fraud checks and questions over the transaction history.
- A valuation uplift is not a lender commitment to lend on that uplift.
- Confirm the refinance plan before agreeing an expensive short-term exit date.

THE NUMBERS | ILLUSTRATION ONLY

You buy at £160,000 and spend £40,000 on refurbishment. A £250,000 valuation does not automatically mean a lender offers 75% of £250,000: its recent-ownership and valuation policy comes first.

The mistake to avoid

The expensive mistake is arranging bridging debt around a refinance assumption that no lender has checked.

Documents worth preparing

Purchase completion pack; source-of-funds evidence; refurbishment invoices; updated valuation support; proposed AST or current tenancy.

DISCUSS A DEAL

Send the property, borrowing requirement and your timescale to deal@wefinanceuk.com, or call 020 3917 2651.

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Important information

Your home may be repossessed if you do not keep up repayments on your mortgage. The Financial Conduct Authority does not regulate most buy-to-let mortgages. Bridging finance is typically a short-term, higher-cost form of borrowing and carries risks, particularly if the planned exit strategy is not achieved. A clear repayment strategy should be in place before entering into any agreement. Commercial bridging finance is not regulated by the Financial Conduct Authority.

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