First Select Mortgage Brokers

Mortgages
Insurance
Protection

COMPLEX CREDIT: GUIDE

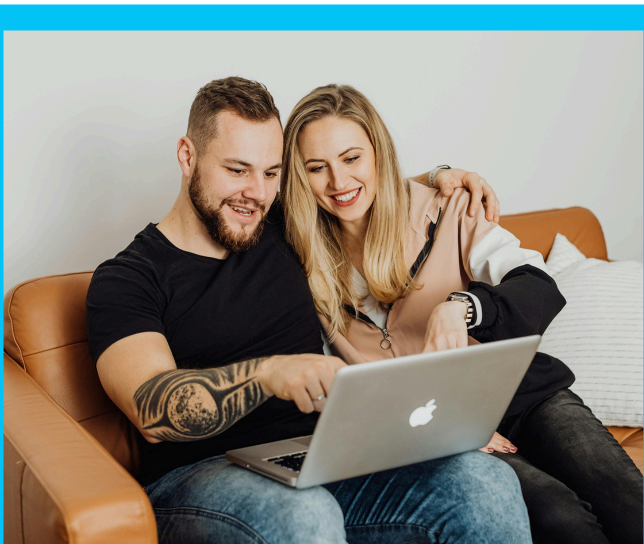
Edition: 2026

COMPLEX CREDIT IS MORE COMMON THAN YOU THINK!

1 in 5 people have complex credit in the UK and it is much more common than you may think. In the UK we are private about financial matters and there is a stigma attached to having a low credit score. But it really should not be the case. Life can hit hard, and there are many reasons why people can miss a payment, have arrears or default on an agreement. Divorce, redundancy or business failure are just some. The thing to remember it is just a moment in time. Your credit score recovers and improves over time.

CAN I GET A MORTGAGE WITH BAD CREDIT?

YES! There are lenders who are happy to accept mortgage borrowers with a low credit score. That is where our experts come in. We know exactly which lender is likely to accept you. Mortgage lenders have become increasingly understanding about how busy peoples lives are, the number of direct debits we have, and how easy it can be to miss one payment. Do not be put-off if your credit score is low or if you have had missed payments. The interest rate you get might be higher, but you can still buy a home and get a mortgage (subject to application).



www.firstselectmortgagebrokers.co.uk

WHY SHOULD I USE AN INDEPENDENT BROKER?

Around 87% of all mortgages in the UK are arranged by independent mortgage brokers, so we are the best people to arrange your mortgage and life insurance. Because we are independent, we can access a wide range of insurers, compare cover and cost. If you have had past health issues, this could impact your cover, so we can access specialist insurers who can help in complex situations.

GET MORTGAGE READY WITH COMPLEX CREDIT.

There are a number of simple but effective things you can do, to get yourself mortgage ready. These simple things can significantly improve your credit score, and make the mortgage application much smoother.

1/Ensure you are registered to vote at your current address. Apply to be added to the voters roll at your current address. Whether renting or living with parents, this makes a massive improvement to your credit score.

2/Ensure your bank statements show your residential address, not an old one or your parents address. This makes the mortgage application much smoother and ties everything together.

3/Settle any outstanding defaults. Even if it is just £100 for an old mobile phone contract or a utility bill connected to an old rental property. Whilst you may not want to pay the £100 to clear the default, it could mean a lower interest rate on your mortgage, and that could be the difference of thousands of pounds over the course of a year or more in monthly repayments.

4/Ensure you are within your limits of any credit cards or over drafts. Using credit, but repaying it, regularly shows you are managing it. Over spending is a red flag to mortgage lenders.

Mortgage lenders are willing to support borrowers with low credit. However they also have an FCA responsibility to responsible lending. If you are struggling to manage your debts now, then maybe now is not the right time to take on a mortgage. Prove to them you can manage your money, and they will look more favourably on your application.

GETTING HELP: DEBT CHARITIES

Debt can be a worry for many people. When things become unmanageable, it is easy to feel overwhelmed, feel like there is no way out, or that the situation is hopeless. However it doesn't need to be this way and there a number of debt support charities in the UK offering free help and support for those struggling with debt. The largest is Step Change offering free help and support in a friendly non-judgemental way. Find below a link to their website.

Step Change Website

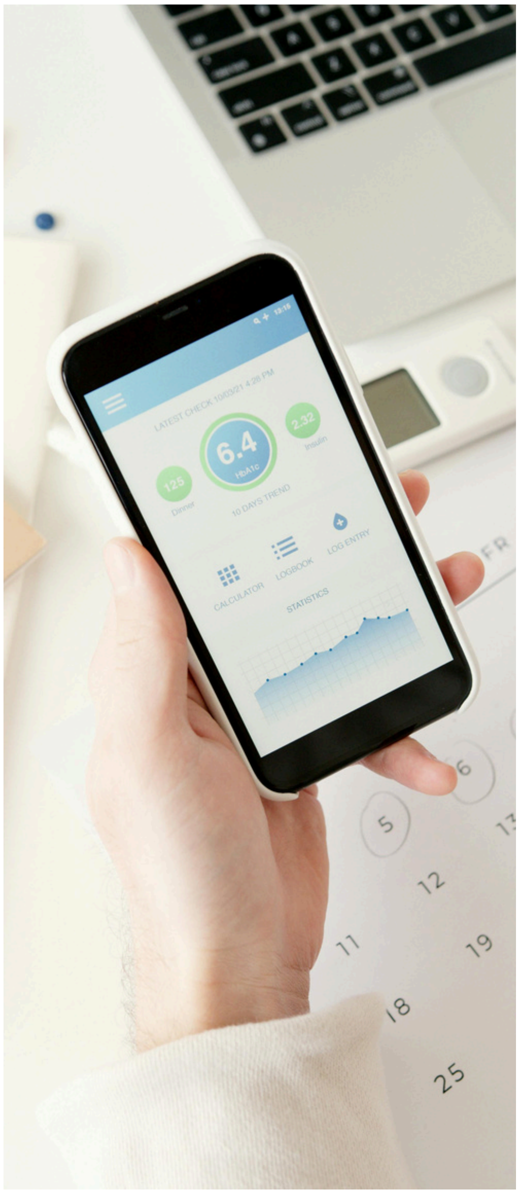
CREDIT SCORE

UNDERSTANDING HOW IT WORKS

Your credit score is a record of your financial history including all debts and liabilities in one view, allowing lenders to be able to make a lending decision. If you have late payments, CCJ or have declared bankruptcy in the past, this will be visible for lenders to see and consider in their lending decision. The 3 large credit reference agencies will give you a Credit 'Score' based on your history with managing credit. When applying for a mortgage, most lenders will have a minimum 'score' that you must hit in order to be accepted for a mortgage with them. Worth noting that some lenders do NOT apply a credit score. Instead they run a credit check, but make their own lending decision.

A **high credit score** means you are more likely to be accepted when you apply for a mortgage. It also means you are more likely to be offered the lowest rates making your overall cost of borrowing lower. Someone with a **low credit score** may have a small number of lenders willing to accept them, and they may have to pay a higher rate of interest on their mortgage, increasing their overall cost of borrowing. Managing your credit score closer is highly recommended and could save you tens of thousands in interest payments over a mortgage term. Check your credit report HERE.

Free for 30 Days, cancel anytime.



FIRST SELECT MORTGAGE BROKERS

We take pride in being friendly and professional mortgage advisers. We take the time to explain everything and hold your hand every step of the way. Your adviser is contactable from day one, until you get the keys to your new home!

Visit our website

0161 393 1575 hello@firstselectfs.co.uk Manchester, UK