Mortgage Owl

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Free UK mortgage guides and calculators

FREE CHECKLIST

Fixed Rate Ending Checklist

What to do before your fixed-rate mortgage ends, so you can choose your next deal in good time. Tick each box as you go.



How to use it
Start about 6 months before your deal ends and work through the 6 stages in order.

Keep it handy
Print it, or save it to your phone and use the notes box at the end.

Learn more
Free guides and calculators at mortgageowl.co.uk

1 Find your key dates

6+ months before

- [ ] Find the date your fixed rate ends. It's in your mortgage offer, your annual statement or your lender's app.
- [ ] Check whether an **early repayment charge** applies before that date, and how much it is.
- [ ] Find your lender's **standard variable rate (SVR)**. This is the rate you'll usually move to if you don't arrange a new deal, and it's usually higher.
- [ ] Set a reminder for **6 months before** your end date. A free reminder is at mortgageowl.co.uk/mortgage-reminder.

2 Know where you stand

about 6 months before

- [ ] Note your mortgage balance and the years left on your term.
- [ ] Estimate what your home is worth, and work out your **loan-to-value**. A lower LTV can open up more deals.
- [ ] Check your credit reports with Experian, Equifax and TransUnion, and get any mistakes corrected.
- [ ] Think about your plans. If you might move or pay off a lump sum soon, deals with low or no early repayment charges may be worth looking at.
- [ ] Decide whether you need to borrow more. That usually means a new affordability check.

Tip: The loan-to-value calculator and new payment calculator on mortgageowl.co.uk can help with these numbers.

3 Compare your options

4–6 months before

- [ ] **Product transfer:** a new deal with your current lender. If you're up to date with payments and not borrowing more, you may not need a new affordability check.
- [ ] **Remortgage:** move to a different lender. You can compare the wider market, but there may be legal, valuation and admin costs unless the deal covers them.
- [ ] **Do nothing:** you move onto the SVR. You can usually leave at any time, but the rate is usually higher and can change.
- [ ] Compare the **total cost** over the deal period, including fees, not just the headline rate.

4 Gather your documents

if you're remortgaging

- [ ] Your last **3 months' payslips** and your latest P60.
- [ ] **3–6 months'** current account statements.
- [ ] Photo ID and proof of address.
- [ ] Your latest mortgage statement.
- [ ] Self-employed? Lenders usually ask for 2–3 years of accounts, plus SA302s.

5 Lock in your next deal

up to 6 months before

- [ ] Apply for your new deal. You can usually arrange it up to **six months** before your current one ends, so it starts on the day your fixed rate finishes.
- [ ] Mortgage offers usually last **three to six months**, so check your offer won't run out before your end date.
- [ ] Check the offer carefully: the rate, how long it lasts, the fees, any early repayment charges and the term.
- [ ] Avoid switching before your end date unless you've checked the early repayment charge.

6 Switch day and after

when your new deal starts

- [ ] Check your first payment on the new deal is the amount you expected.
- [ ] If you remortgaged, check your direct debit is set up with the new lender.
- [ ] Note your **new end date** and set a reminder for 6 months before it.
- [ ] Keep your new mortgage offer and paperwork somewhere safe.

Worried about higher payments? Contact your lender as soon as possible. The FCA says talking to your lender doesn't affect your credit file. Options such as extending your term can lower payments but usually increase the total you pay back. MoneyHelper offers free, impartial guidance.

More free tools at mortgageowl.co.uk Fixed-rate reminder · New payment calculator · Early repayment charge calculator · Loan-to-value calculator

My notes



Good luck with your next deal!

Find plain-English guides to every step at **mortgageowl.co.uk**

Mortgage Owl – Fixed Rate Ending Checklist. Last checked 1 November 2026. Based on MoneyHelper (mortgage interest rate options; changing your mortgage provider; mortgage applications) and the Financial Conduct Authority (support for mortgages as interest rates rise). Lenders' processes vary, so check the details with yours.

This checklist is general educational information only and is not regulated financial advice. Mortgage Owl doesn't recommend particular mortgages, lenders or deals. For a personal recommendation, speak to an FCA-authorised mortgage adviser. Your home may be repossessed if you do not keep up repayments on your mortgage.