



When Money Gets Hard



Guide From PD Finance

Introduction

Simple, honest tips for when life feels overwhelming. A guide from PD Finance Financial stress is one of the biggest triggers for anxiety, and one of the things people are least likely to talk about. If you're feeling the pressure right now, you're not alone. This guide is a starting point: simple, no-jargon steps you can take today.



IMPORTANT PLEASE READ BEFORE CONTINUING.

This guide is for educational and informational purposes only. It does not constitute financial advice and is not tailored to your personal circumstances. Always seek independent regulated financial advice before making any financial decisions.

Chantelle Dean CeMAP - Mortgages & Protection
CEO, PD Finance

Services Available

At PD Finance we are whole of market Mortgages and Protection specialists. Which means we have unrestricted access to lenders to find you the most suitable deal for your mortgage.

We understand that mortgage and your protection need can sometime be a confusing area, so our aim is to provide expert knowledge in a way that is easily understood, allowing you to make informed decisions to best suit your own personal circumstances.

We offer advice to everyone, from First Time Buyers to experienced Investors, as lives can change at a moments notice, and knowing where to go for knowledgeable advice is the first step to managing your circumstances better.

Not all mortgages are regulated by the financial conduct authority

Mortgages

First Time Buyer
Home Mover
Remortgages
Buy to Let

Shared Ownership
Complex/ Adverse
Self Employed

Insurance

Building & Contents Insurance
Life Insurance
Critical Illness Cover
Income Protection

Primary Information



01

Take A Breath Then Face It

Ignoring financial stress makes the anxiety worse. You don't need to fix everything today, just open the letters, check the accounts, and know what you're actually dealing with. The fear of the unknown is almost always worse than the reality.



02

Know What's Coming In And Going Out

Even a rough picture is better than none. Write down what comes in each month and what goes out. Free tools can help you see the full picture quickly
→ Money Helper free budget planner:
www.moneyhelper.org.uk



03

Free Debt Help Exists

If debt is the problem, you don't have to tackle it alone. There are free, non-judgmental services available right now. They will not judge you. They will not charge you. They will help you understand your options and create a plan.

→ StepChange (free debt advice):

www.stepchange.org

→ Citizens Advice:

www.citizensadvice.org.uk



04

Talk To Your Bank Before Things Get Worse

Most banks have dedicated hardship teams. They would genuinely rather help you than chase you. A quick phone call to explain your situation can open up breathing room, payment holidays, reduced payments, or simply a plan.



05

You Might Be Entitled To More Than You Think

Millions of pounds in benefits and support go unclaimed every year. Whether it's Universal Credit, council tax reduction, energy bill support, or help with childcare, always worth checking.

→ Check your entitlements:

www.gov.uk/benefits



06

Student Loans Aren't Like Normal Debt

Please don't let this keep you up at night. You only repay when you earn above the threshold, and it doesn't affect your credit score in the same way other debt does. You have more breathing room than you think.



07

A Small Emergency Fund Changes Everything

Even £500 set aside gives you a buffer when things go wrong. You don't need to save it all at once, even £10 a week adds up over time.

Note: Priority should always be given to essential bills and high interest debts first. Building savings may not be suitable if you are currently struggling to meet basic living costs. Please seek advice if unsure.



08

Your Mental Health And Your Money Are Connected

Financial stress is one of the biggest drivers of anxiety, low mood, and burnout. Reaching out for support, whether financial or emotional, is not weakness. It's the smartest thing you can do

You may have an early repayment charge to your existing lender if you remortgage

FAQ Sheet

Deposits

Q: How much deposit do I need for a mortgage?

A: Most UK lenders require a deposit starting from 5%. A larger deposit may help you access better interest rates.

Bank Vs Broker

Q: What is the difference between using a bank for a mortgage and using a mortgage broker?

A: When you go directly to a bank, they can only offer you their own mortgage products. If their deals don't suit your situation, you won't know what else is out there.

A mortgage broker works with a range of lenders on your behalf, comparing deals across the market to find the most suitable option for your individual circumstances.

Self Employed

Q: What documents do self-employed applicants need?

A: Most lenders will ask for SA302s, tax year overviews, business accounts (if applicable), recent bank statements and proof of deposit. Contractors may also need contracts or invoices.

Affordability

Q: How much do I need to earn to borrow enough to get a mortgage?

A: There's no single income figure that determines whether you can get a mortgage, it depends on a combination of factors personal to you.

As a general guide, most lenders will offer between 4 to 4.5 times your annual income

Income Protection

Q: What is Income Protection?

A: Income Protection pays you a regular income if you are unable to work due to accident or sickness (after a waiting period) meaning you can continue to pay your bills and not fall in to arrears or repossession.

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

Credit Score

Q: Can I get a mortgage with a low credit score?

A: Yes, some lenders offer first-time buyer mortgages to people with imperfect credit. We offer a free initial consultation to help you understand your options.

Your home may be repossessed if you do not keep up with your mortgage repayments or any debts secured against it

Important Please Read

If you would like to find out more information about our services we provide and how we can assist you, please speak to a member of team or visit our website.

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Please seek independent regulated financial advice tailored to your personal situation before making any financial decisions.



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WhatsApp



We do not charge a fee for staying with your current lender (also known as a Product Transfer). Our typical fees are £250 for a remortgage, £500 for a purchase mortgage, and £750 for an adverse credit mortgage; however, this will depend on your circumstances, and the exact fee will be confirmed at your free initial consultation.

PD Finance Ltd is an appointed representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority.