

5

Ways Single Parents Can Boost Their Borrowing Potential

By Joanne Pay - Founder of Elysian Trust
Financial and specialist single parent
Mortgage Advisor



Elysian
Trust
Financial

Empowering Dreams, Building Trust -
Your Partner in UK Home Finance and Insurances

1

Include All Acceptable Incomes

Many people assume you need a high salary to get a mortgage. But lenders often count more than just wages, such as Child Benefit, Universal Credit, and Child Maintenance payments.

A limited number of lenders will include Disability Living Allowance paid to parents on behalf of their children.

Example - A single Mum of 2, worked part time with a small salary, many lenders were unable to lend the required amount due to this. However, the right lender, was able to lend the required amount using her salary, maintenance payments, and her Son's DLA payments.

Pro Tip

- ✓ Don't assume benefits don't count. The key is knowing which lenders are flexible.
- **Show consistency, not perfection.** Even if payments vary slightly each month, lenders mainly want to see a clear pattern. Keep at least 3–6 months of bank statements showing every source of income landing regularly.
- **Include second jobs and self-employed income.** Many single parents have multiple income streams, part-time work, self-employment, or side hustles. Some lenders will use 100% of your second income if it's regular and sustainable.

2

Provide Proof Of Child Maintenance

Lenders want consistency. While many lenders will only accept this as a form of income if there is a court order or has been awarded by Child Maintenance Service, there are lenders out there that take a different view, so even informal agreements can work, as long as payments are regular and traceable.

Example - Jade had been refused use of child maintenance as an income by her bank, however, a specialist adviser was able to secure her a mortgage with a lender who would accept informal agreements.

Pro Tip

✓ Evidence, evidence, evidence

- **Ensure any child maintenance payments paid by the other parent are referenced:** If they pay extra for anything else, it's helpful if these are sent separately, that way, it avoids questions regarding the inconsistency of the amounts being paid.
- **3 month's bank statements:** Especially If you have privately arranged your child maintenance without using CMS or courts.

3

Lower Your Debt To Income Ratio

The more debt you have, the higher your outgoings are, the less borrowing power you have.

Example - Liam paid off two small credit cards, he still had one with a balance, but paying off the smaller ones increased his borrowing power by £30,000.

Pro Tip:

- ✓ Focus on reducing monthly commitments, not just total balances.

Here's how to make an impact quickly:

- **Tackle small debts first:** the quick wins boost your affordability fastest.
- **Avoid new credit in the months before applying.**
- **Consider consolidating high-interest cards into one lower repayment** (but keep the old cards open and unused to maintain credit length).
- **Double check credit reports:** Old or incorrect accounts that could be skewing your DTI.

4

Utilise Products And Schemes

There are more options than people realise, especially for those with complex incomes.

From Shared Ownership to First Homes Scheme and even guarantor supported mortgages

Example - Emma was told she couldn't borrow enough on her income alone. her Mum was happy to help her in whatever way she could but had no savings to gift as added deposit. By using a Joint Borrower Sole Proprietor mortgage, Emma was able to become the sole owner of her home, while her Mum's income was used to help boost affordability, and her Mum didn't face any extra Stamp Duty.

Pro Tip:

✓ Don't assume you have to fit into one box.

Some lenders welcome creative structures like:

- **Joint Borrower Sole Proprietor (JBSP):** A family member helps with income, but not ownership.
- **Shared Ownership:** Buy a percentage of a home (usually 25–75%) and pay rent on the rest, a great stepping stone for first-time buyers.
- **First Homes Scheme:** Discounted new-build homes for key workers and first-time buyers.
- **Guarantor Mortgages:** Where a parent or relative guarantees repayments if needed.

5

Use A Specialist Mortgage Broker

Not all lenders play by the same rules.

Many high street banks take a very narrow view of income, especially when it comes from multiple sources, benefits, or maintenance.

A specialist broker knows which lenders are flexible and which aren't, so you don't waste time applying to the wrong ones or risk unnecessary credit searches.

Working with someone who understands your full story means you'll be seen as a person, not just a number on a screen.

Example - *Lauren was told she would not be accepted because she worked part time and the benefit income she earned, outweighed the earned income.*

Pro Tip:

✅ Don't just go where you bank, go where you'll be understood.

Here's why working with a specialist broker makes all the difference:

- **Lender access:** We work with dozens of lenders, not just one bank's criteria.
- **Time savings:** One application, handled properly, beats three failed ones.
- **Tailored strategy:** Your broker knows which lenders welcome complex income, single parents, or self-employed applicants.
- **Peace of mind:** You'll have someone fighting your corner, keeping you updated, and making sure every step feels clear.

Let's Make Your Next Chapter Possible

Buying a home as a single parent, or navigating life changes after separation can feel overwhelming.

But you don't have to do it alone.

At Elysian Trust Financial, we specialise in helping single parents, "I don't think I can" into "I did."

Whether you're buying out an ex-partner, getting your first home, or simply exploring your options, we'll guide you every step of the way.

With honest advice, a bit of humour, and absolutely no judgment.



Your Next Step

✓ Book a free, friendly chat at www.elysiantrust.co.uk

✓ Or send a quick DM to @ElysianTrust on Instagram, Facebook, or TikTok

We'll help you understand what's possible, create a clear plan, and get you closer to your keys, or your next chapter



Elysian Trust Financial

Empowering Dreams, Building Trust -
Your Partner in UK Home Finance and Insurances

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP
UP REPAYMENTS ON ANY LOAN OR MORTGAGE SECURED
ON IT.**

Elysian Trust Financial LTD FCA number 1035664 is an
appointed representative of Mortgage Saving Experts Ltd
which is authorised and regulated by the Financial Conduct
Authority under FCA number 779662.

Registered Address: 26 Laburnum Avenue, Sandwich, Kent
CT13 0AY | Company Reg No: 16253899