

The Mortgage Desk



HFS Milbourne
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Mortgage Best Buys Table*

Mortgage Type	Rate	APR Cost	Period	Lender arrangement fee
Fixed Rate	1.44%	3.7%	Until 02-11-2020	£1,249
Fixed Rate – Five Year	1.83%	3.8%	Until 31-10-2023	£1,995
Tracker Rate	1.32%	4.8%	Until 31-10-2020	£999
Buy to Let Fixed	1.44%	5.1%	Until 31-10-2020	£2,499
Equity Release	3.72% fixed	3.8%	term	£599
Commercial	3.5% fixed	3.6%	term	None

News from the mortgage market

MPC votes to increase the Base Rate from 0.5% to 0.75% - Assumed good news for savers, though a lot of banks are yet to pass this increase on, in spite of mortgage rates rising for tracker, and standard variable customers

Buy to let deals for first time landlords reaches record high - in spite of a Government witch hunt. In the year to July 2018 there was 13% more products (1,268 vs 1,034), according to The Telegraph

Equity release rates are falling - In 2012, the best interest rate was 5.92% (according to Key Retirement), compared with 3.72% now. Taking an average size loan of £70,500 at today's rates would save nearly £90,000 in interest over 20 years

Your home may be repossessed if you do not keep up repayments on your mortgage

Commercial loans and some forms of buy to let mortgages are not regulated by the Financial Conduct Authority

*The actual rate available will depend on your circumstances and early repayment charges and additional costs may apply in some cases. Equity release may involve a lifetime mortgage, to understand the features and risks, ask for a personalised illustration. Your initial discussion with us is obligation free, however there will be a fee if you proceed to mortgage advice. The precise amount will depend upon your circumstances, for example we estimate a fee of £405 for a £150,000 mortgage, assuming that a lender introducer fee of 0.33% of the loan (£495) is payable. For equity release our fee is usually 2% of the loan, which may be offset by any lender introducer fee payable to us, typically 2% of the loan, however this is not guaranteed. Minimum fees apply.

**Please contact Nicki Sparks or Chris Wallis for further details on
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