

The Mortgage Desk



HFS Milbourne
financial

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Winter 2018

Mortgage Best Buys Table*

Mortgage Type	Rate	APR Cost	Period	Lender arrangement fee
Fixed Rate	1.42%	3.8%	Until 28-02-2021	£999
Fixed Rate – Five Year	1.79%	3.9%	Until 31-01-2024	£1,995
Tracker Rate	1.32%	4.8%	Until 31-01-2021	£999
Buy to Let Fixed	1.49%	4.3%	Until 31-01-2021	£1,995
Equity Release	3.82% fixed	3.9%	term	£599
Commercial	3.6% fixed	3.7%	term	None

News from the mortgage market

Annual house price growth slows to five year low - according to data from Halifax, the annual rate of growth has fallen from 2.5% in September, to 1.5% in October, hitting the lowest level since March 2013

Budget 2018: Overseas buyers stamp duty surcharge to be 1% - a consultation will be published in January 2019, though many will agree that the damage has already been done to the London market, and this limp, and late charge will do nothing for the market

Average two year fixed rate falls - defying market trends, as lenders continue to fight for business to hit their annual targets, Halifax reduced rates by up to 0.57%, with Yorkshire BS, Barclays, and NatWest quickly responding with cuts and increased incentives of their own

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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