

The Mortgage Desk

January 2012

Mortgage Best Buys Table*

Mortgage Type	Rate	APR Cost	Period	Lender arrangement fee
Variable Rate	2.38%	4.7%	two years	£800
Fixed Rate	2.69%	4.7%	to 01/02/2014	£995
Buy to Let Tracker	3.39%	4.6%	to 31/03/2014	£999
Equity Release	6.54% fixed	6.7%	term	£689
Commercial	3% variable	3.2%	term	0.5% of loan amount

News from the mortgage market

House prices up in 2011 House prices up 1% in 2011 according to Nationwide

Mortgage lending predicted to be down during 2012 The Intermediary Mortgage Lenders Association are predicting £130bn gross lending during 2012, down from £138bn in 2011

Mortgage Market Review Changes proposed by the FSA on the mortgage market propose tougher affordability checks based on current and future interest rates as well as higher scrutiny on interest only mortgages

Stamp duty holiday to end Government has announced that stamp duty holiday for first time buyers will end in March 2012 and will not be extended

Stamp Duty Land Tax planning We are now working alongside several firms of tax advisors with various schemes in place to help eliminate the stamp duty tax for clients

*The actual rate available will depend on your circumstances and early repayment charges and additional costs may apply in some cases. To make sure you understand the risks involved, please ask for a personalised illustration.

Your initial discussion with us is obligation free - If you choose our recommendation, a fee may be charged. Typically a fee of between zero and 0.5% of the sum borrowed (plus VAT) may be payable on completion.

**Please contact Luke Ashton for further details on
01483 468 878 or email us on: mortgages@hfsmilbourne.co.uk**