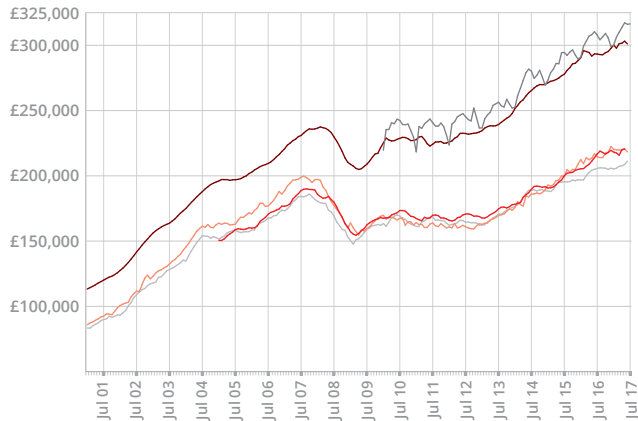
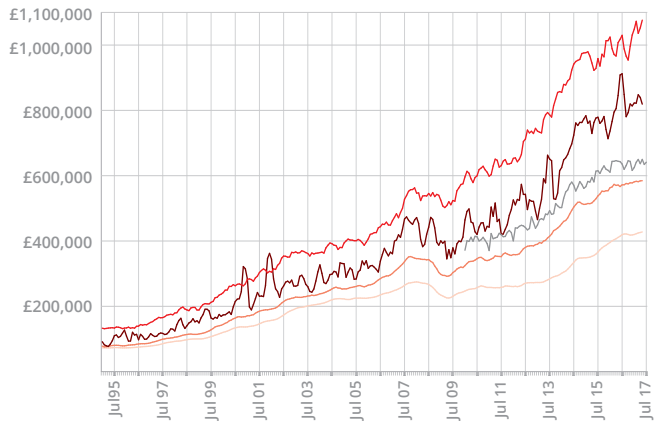


NATIONAL PROPERTY PRICES



— Land Registry
United Kingdom, Sold House Prices
 — LSL / Acadata
England and Wales, Sold House Prices
 — Nationwide
National, Loan Approvals
 — Rightmove Asking Price Data
National, Online Asking Prices
 — Halifax
National, Loan Approvals

LONDON PROPERTY PRICES

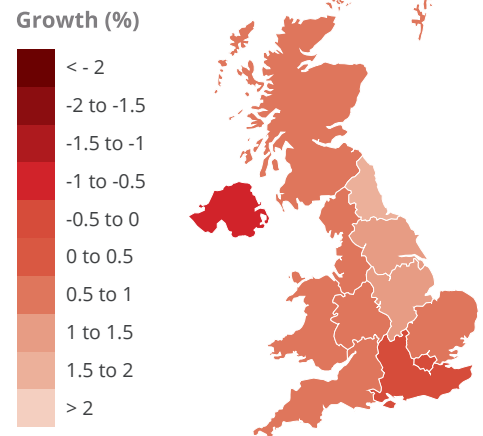


— Land Registry City of Westminster
Sold Prices
 — Land Registry Inner London*
Sold Prices, *Camden, City of London, Hackney, Hammersmith & Fulham, Haringey, Islington, Kensington and Chelsea, Lambeth, Lewisham, Newham, Southwark, Tower Hamlets, Wandsworth and Westminster.
 — Rightmove Asking Price Data
Greater London, Online Asking Prices
 — Land Registry Outer London**
Sold Prices, **Barking & Dagenham, Barnet, Bexley, Brent, Bromley, Croydon, Ealing, Enfield, Greenwich, Harrow, Havering, Hillingdon, Hounslow, Kingston upon Thames, Merton, Redbridge, Richmond on Thames, Sutton
 — Land Registry City of London
Sold Prices

KEY FIGURES

<p>↑</p> <p>65,202</p> <p>May 2017</p> <p>Bank of England Mortgage Approval Rate</p> <p>Up from 65,051 in April 2017</p>	<p>→</p> <p>0.25%</p> <p>May 2017</p> <p>Bank of England Base Rate</p> <p>Further decrease in bank base rate in August 2016</p>	<p>→</p> <p>0.32</p> <p>31st July 2017</p> <p>Monthly Average 3 Month Mean Interbank Lending Rate</p> <p>Equal to 30th June 2017 3-Month Rate</p>	<p>↓</p> <p>1.48%</p> <p>June 2017</p> <p>Bank of England Average Rate on 2 Year Fix (75% LTV)</p> <p>A marginal drop between May and June</p>
<p>↑</p> <p>4%</p> <p>RICS Price Rise Expectations Survey</p> <p>Only 4% more of surveyors are expecting house prices to increase over the next 3 months</p>	<p>→</p> <p>39%</p> <p>RICS Sales-to-Stock Ratio</p> <p>The sales-to-stock ratio remains largely unchanged</p>	<p>↑</p> <p>0.1%</p> <p>Rightmove Asking Price Growth</p> <p>An asking price rise in July 2017 (compared to a 0.4% drop in the previous month)</p>	<p>↓</p> <p>96,910</p> <p>HMRC Property Transactions</p> <p>UK property transactions were 3.3% lower in June compared May</p>

MONTHLY PRICE CHANGES



Headline data from the official House Price Index (May 2017):

Average UK property price: **£220,713**

Annual UK price change: **4.7%**

Monthly UK price change: **0.5%**

LIMITED COMPANY (SPV) MORTGAGE RATES AT 75% LTV



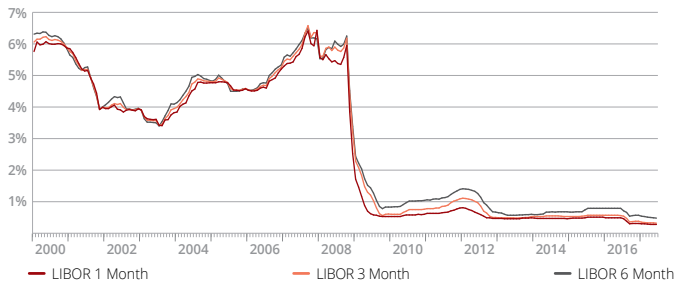
www.bespokefinance.info
0800 920 2001

	Rate	Rate Type	Initial Period	Initial Payment*	Loan Fees	Final Rate
State Bank of India	2.99%	Tracker	5 Years	£189.21	£937.00	4.49%
Brightstar (Precise BTL Tier1)	3.39%	Fixed	5 Years	£216.11	£1,500.00	5.00%
Buy to Let Club (Landbay BTL 5Y)	3.49%	LIBOR-Linked	5 Years	£221.94	£1,312.00	3.49%
TFC Homeloans (Foundation LTD)	3.59%	Fixed	31/10/22	£228.86	£1,500.00	4.79%
Buy to Let Club (Foundation LTD)	3.59%	Fixed	31/10/22	£228.86	£1,500.00	4.79%
3mc (Foundation HL LTD)	3.59%	Fixed	31/10/22	£228.86	£1,500.00	4.79%
Landbay BTL 10 Year	3.64%	LIBOR-Linked	10 Years	£230.91	£1,125.00	3.64%
Paragon MTG BTL	3.65%	Fixed	5 Years	£229.27	£375.00	5.10%

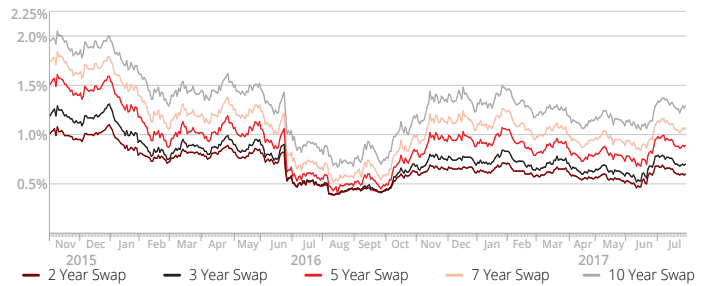
* Figures based on Purchase Price of £100,000 / £75,000 Loan / 25 Year Term (note 80% LTV products are available starting at 3.99% payrates for a 1 year term)

LIBOR / SWAP RATES

Historical UK LIBOR Rates
from 01.01.2000 to 30.06.2017

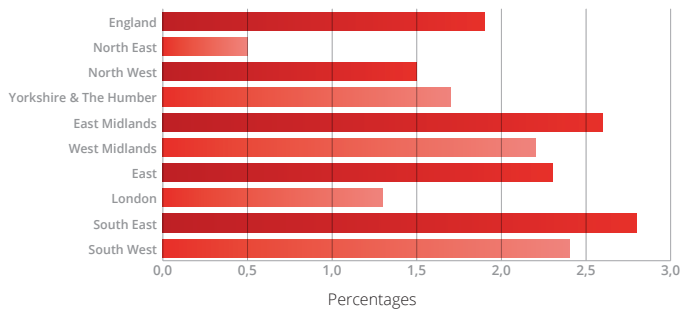


UK Swap Rates
from 02.11.2015 to 28.07.2017



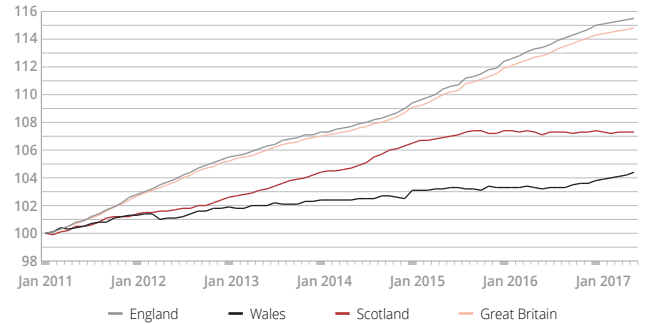
RENTING

IPHRP* percentage change over the 12 months to June 2017
by English region



*Index of Private Housing Rental Prices

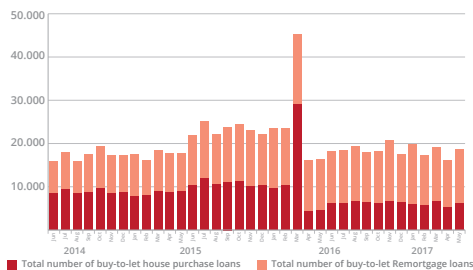
IPHRP* indices for Great Britain and its constituent countries
January 2011 to June 2017



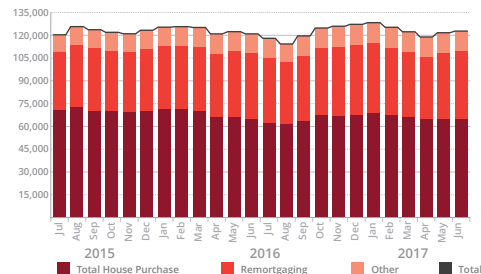
- The median rent in England across all property types for the 12 months to March 2017 was £650, data from the Valuation Office Agency shows. In London this was £1,452;
- For a single room, the average monthly rent was £360 – in London this was £585 (63% higher);
- The average monthly rent for a two-bedroom house in England was £600 – in London this was £1,500 (150% higher);
- According to the Office for National Statistics, private rental prices in Great Britain rose by 1.8% in the 12 months to May 2017;
- Rental prices increased in all the English regions over the year to May 2017, with the South East seeing the biggest increase (2.8%) and the North East and North West seeing the lowest rise (0.6%);

- Figures from DCLG show that in 2014/15, private renters spent an average of £797 a month on rental payments, while owner-occupiers paid £663 in mortgage payments (note these are mean figures and can be skewed);
- Inclusive of all benefits, private renters spent an average of 41% of their income on rental payments. Owner-occupiers spent on average 18%;
- Weekly rents in the social housing sector were £106 for housing association renters and £95 for local authority renters;
- 34% of households owned their home outright, while 29% were mortgagors. 20% rent privately and 17% pay a social rent;
- 2012/13 was the first year ever that outright owners were the largest tenure group;
- The rate of private renting is the highest it has been since the 1960s.

Total number of monthly loans for buy-to-let property purchases and remortgages in the UK
(data extracted from the Council of Mortgage Lenders)



Approvals for lending secured on dwellings
Number of approvals, split by lender and purpose



MORTGAGE DEBT

- Outstanding mortgage lending stood at £1.338 trillion at the end of May – up from £1.304 trillion a year earlier;
- The estimated average outstanding mortgage for the 11.1m households with mortgage debt was £120,512 in May;
- The average mortgage interest rate was 2.58% at the end of May;
- Households with mortgages would pay an average of £3,109 in mortgage interest over the year;
- For new loans, the average mortgage interest rate was 2.06%. Using the latest figures from the Council of Mortgage Lenders, this means new mortgages would attract an average of £3,325 in interest over the year;
- According to the Council of Mortgage Lenders, gross mortgage lending in May totalled an estimated £20.1 billion. This is 12% up on May 2016, but up an 12% fall from April;
- The Financial Conduct Authority reports that 62.98% of mortgage lending in Q1 2017 was for 75% or less of a property's value;
- 4.52% of lending was for mortgages for over 90% of a property's value;
- There were 46,456 loans approved for house purchase in May, according to the British Bankers Association (BBA), almost unchanged from a year earlier;
- The average loan approved for house purchase rose to £193,900.

MORTGAGE ARREARS AND REPOSSESSIONS

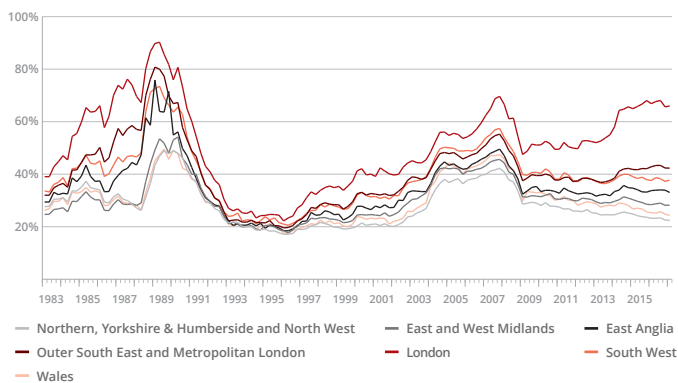
- According to the Financial Conduct Authority, at the end of Q1 2017 there were 226,829 mortgage loan accounts with arrears of more than 1.5% of the current loan balance. This is largely unchanged from the previous quarter;
- 60.42% of payments due for loans in arrears were received in Q1 2017;
- The Council of Mortgage Lenders reports that 92,600 (0.84%) of mortgages had arrears equivalent to at least 2.5% of the outstanding mortgage balance in Q1 2017 – a small quarterly fall (from 94,100 in Q4). Since the end of Q1 2016, this figure has dropped by 1 a day;
- The Council of Mortgage Lenders estimates that 5,100 owner-occupied properties were taken into possession in the year to March 2017. This equates to 14 properties being repossessed every day, or one property being repossessed every one hour, 43 minutes;
- Every day in Q1 2017, 63 mortgage possession claims were issued and 34 mortgage possession orders were made;
- 391 landlord possession claims were issued and 289 landlord possession orders were made every day.

FIRST-TIME BUYERS

- The Office of National Statistics say that the average house price for first-time buyers was £185,266 in April 2017, which is an annual increase of 5%;
- According to the Council of Mortgage Lenders (CML), the typical first-time buyer deposit in February was 15.2% (around £28,933) – 108% of an average salary;
- The average first-time buyer borrowed 3.57 times their income and the average first-time buyer loan was an estimated £136,500;
- The number of first time buyers in the UK reached an estimated 162,704 in the first six months of 2017, only 15% below the peak of the last boom in 2006, according to the latest Halifax First Time Buyer Review. The average prices paid by a first time buyer was £207,693 but this rose to £410,000 in London, the highest on record.

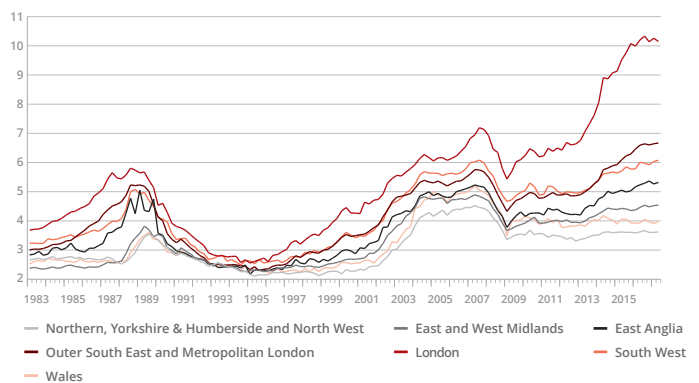
First time buyer affordability measure

Mortgage payments as % of mean take home pay (Nationwide data)



First time buyer gross house price to earning ratios

Supplementary measure of affordability (Nationwide data)



UK PERSONAL DEBT

- People in the UK owed £1.537 trillion at the end of May 2017. This is up from £1.489 trillion at the end of May 2016 – an extra £929.97 per UK adult;
- The average total debt per household – including mortgages – was £56,731 in May. The revised figure for April was £56,545;
- The average debt per adult in the UK was £29,698 in May – around 113.5% of average earnings. This is slightly up from a revised £29,601 a month earlier;
- Based on May 2017 trends, the UK's total interest repayments on personal debt over a 12 month period would have been £50.002 billion;
- Outstanding consumer credit lending was £199.7 billion at the end of May 2017. This is up from £184.9 billion at the end of May 2016, and is an increase of £285.39 for every adult in the UK.

