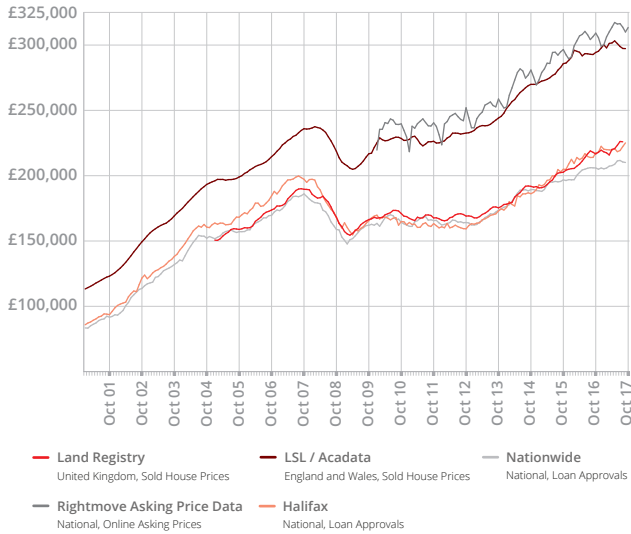
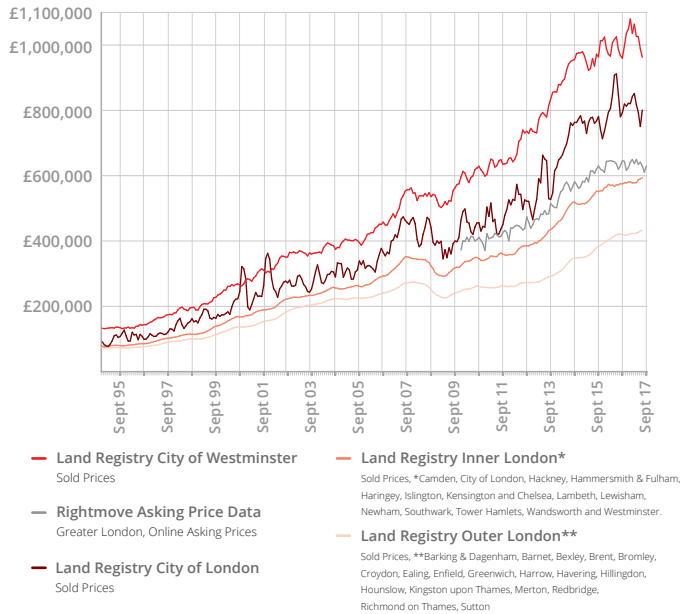


NATIONAL PROPERTY PRICES



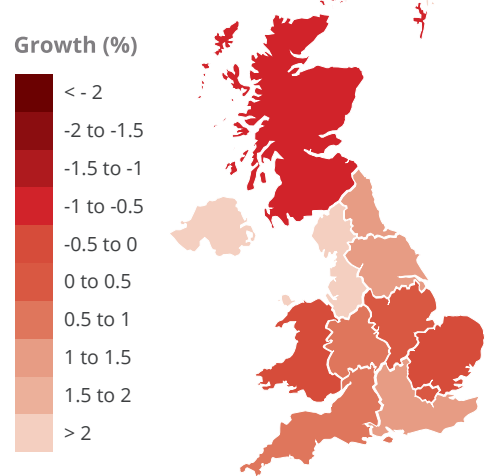
LONDON PROPERTY PRICES



KEY FIGURES

 66,580 August 2017 Bank of England Mortgage Approval Rate Down from 68,452 in July 2017	 0.50% November 2017 Bank of England Base Rate Increased in response to above-target inflation	 0.3491 31st October 2017 Monthly Average 3 Month Mean Interbank Lending Rate 0.0334% rise relative to the end of September	 1.40% September 2017 Bank of England Average Rate on 2 Year Fix (75% LTV) 0.02% decrease between August and September
 -8% RICS Price Rise Expectations Survey Price expectations for the next 3 months slightly negative, down from -2% in August	 39% RICS Sales-to-Stock Ratio The sales-to-stock ratio remains broadly unchanged between August and September	 -1.2% Rightmove Asking Price Growth 1st monthly fall in September since 2013 (prices in London and the South East readjust)	 100,850 HMRC Property Transactions Decline of 2% between August and Sept. No. of transactions increased by 5% year-on-year

MONTHLY PRICE CHANGES



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

Average UK property price: **£225,956**
 Annual UK price change: **5.0%**
 Monthly UK price change: **0.5%**

LIMITED COMPANY (SPV) MORTGAGE RATES AT 75% LTV

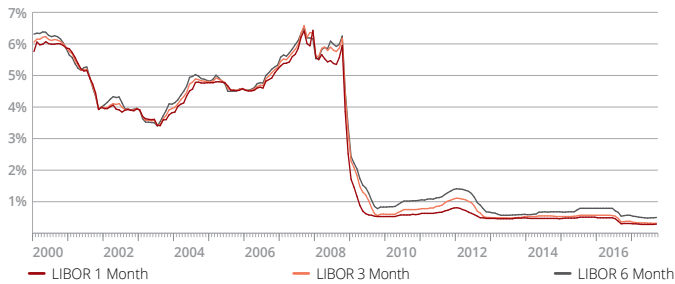


www.bespokefinance.info
 ☎ 0800 920 2001

	Rate	Rate Type	Initial Period	Initial Payment*	Loan Fees	Final Rate
Barclays BTL	2.79%	Fixed	31/10/22	£174.38	£1,950.00	4.74%
State Bank of India	2.99%	Tracker	5 Years	£186.88	£937.00	4.49%
Barclays BTL	3.19%	Fixed	31/10/22	£199.38	£0.00	4.74%
1APP@TFC (Precise BTL Tier1)	3.49%	Fixed	5 Years	£218.13	£1,500.00	5.01%
Precise Mortgages BTL Tier1)	3.49%	Fixed	5 Years	£218.13	£1,500.00	5.01%
3mc (Precise Mortgages BTL Tier1)	3.49%	Fixed	5 Years	£218.13	£1,500.00	5.01%
Brightstar (Precise BTL Tier1)	3.49%	Fixed	5 Years	£218.13	£1,500.00	5.01%
Brightstar (Landbay BTL 5 Year)	3.53%	LIBOR-Linked	5 Years	£220.63	£1,312.00	3.53%

LIBOR / SWAP RATES

Historical UK LIBOR Rates
from 01.01.2000 to 30.09.2017

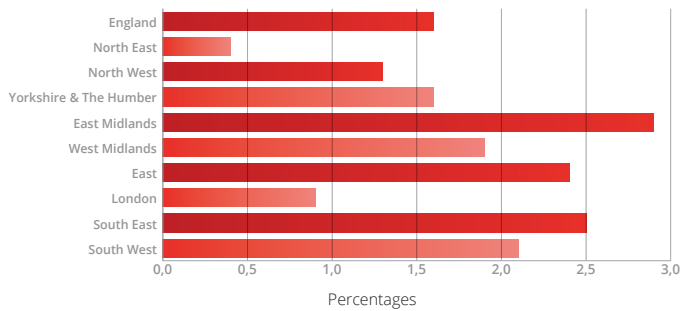


UK Swap Rates
from 04.01.2016 to 27.10.2017



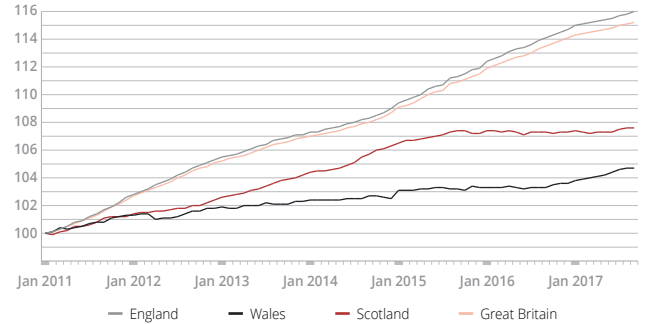
RENTING

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



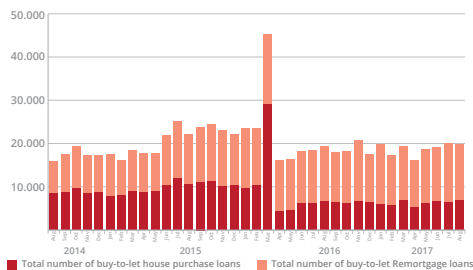
*Index of Private Housing Rental Prices

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

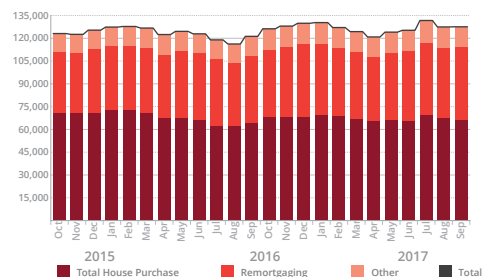


- The median rent in England across all property types for the 12 months to March 2017 was £675, data from the Valuation Office Agency shows. In London this was £1,495;
- For a single room, the average monthly rent was £376 – in London this was £600 (63% higher);
- The average monthly rent for a two-bedroom house in England was £650 – in London this was £1,500 (131% higher);
- According to the Office for National Statistics, private rental prices in Great Britain rose by 1.6% in the 12 months to September 2017;
- Rental prices increased in all the English regions over the year to September 2017, with the East Midlands seeing the biggest increase (2.9%) and the North East seeing the lowest rise (0.4%);
- Figures from DCLG show that in 2015/16, private renters spent an average of £797 a month on rental payments, while owner-occupiers paid £689 in mortgage payments (note these are mean figures and can be skewed);
- Inclusive of all benefits, private renters spent an average of 35% 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 £1.353 trillion at the end of September – up from £1.315 trillion a year earlier;
- The estimated average outstanding mortgage for the 11.1m households with mortgage debt was £121,958 in September;
- The average mortgage interest rate was 2.52% at the end of September;
- Households with mortgages would pay an average of £3,073 in mortgage interest over the year;
- For new loans, the average mortgage interest rate was 1.99%. Using the latest figures from the Council of Mortgage Lenders (now UK Finance), this means new mortgages would attract an average of £3,261 in interest over the year;
- According to the Council of Mortgage Lenders, gross mortgage lending in September totalled an estimated £21.4 billion. This is 5% up on September 2016 and a 3% fall from June 2017;
- The Financial Conduct Authority reports that 64.5% of mortgage lending in Q2 2017 was for 75% or less of a property's value;
- 4.35% of lending was for mortgages for over 90% of a property's value;
- There were 41,529 loans approved for house purchase in September, according UK Finance, 3% higher than on August 2016;
- The average loan approved for house purchase reduced to £184,800.

MORTGAGE ARREARS AND REPOSSESSIONS

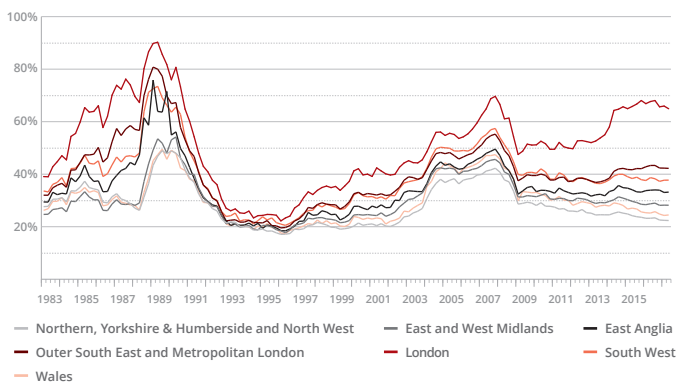
- According to the Financial Conduct Authority, at the end of Q2 2017 there were 200,772 mortgage loan accounts with arrears of more than 1.5% of the current loan balance. This is largely unchanged from the previous quarter;
- 61.87% of payments due for loans in arrears were received in Q2 2017;
- The Council of Mortgage Lenders reports that 88,200 (0.8%) of mortgages had arrears equivalent to at least 2.5% of the outstanding mortgage balance in Q2 2017 – a small quarterly fall (from 92,600 in Q1). Since the end of Q2 2016, this figure has dropped by 13 a day;
- The Council of Mortgage Lenders estimates that 4,800 owner-occupied properties were taken into possession in the year to June 2017. This equates to 13 properties being repossessed every day, or one property being repossessed every one hour, 50 minutes;
- Every day in Q2 2017, 56 mortgage possession claims were issued and 34 mortgage possession orders were made;
- 349 landlord possession claims were issued and 274 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 £190,792 in August 2017, which is an annual increase of 4.9%;
- According to the Council of Mortgage Lenders (CML), the typical first-time buyer deposit in June was 17.5% (around £29,241) – 111% of an average salary;
- The average first-time buyer borrowed 3.63 times their income and the average first-time buyer loan was an estimated £140,035;
- Towards the end of October, British housebuilders share values decreased after Barclays downgraded some of the biggest players in the sector as “expectations may have run ahead of themselves”. Berkeley dropped to the bottom of the FTSE 100. Persimmon, Barratt, Bellway and Galliford Try all fell between 0.9% and 1.7%. The larger housebuilder shares have increased significantly in 2017, principally owed to low housing supply issues and the Help to Buy scheme.

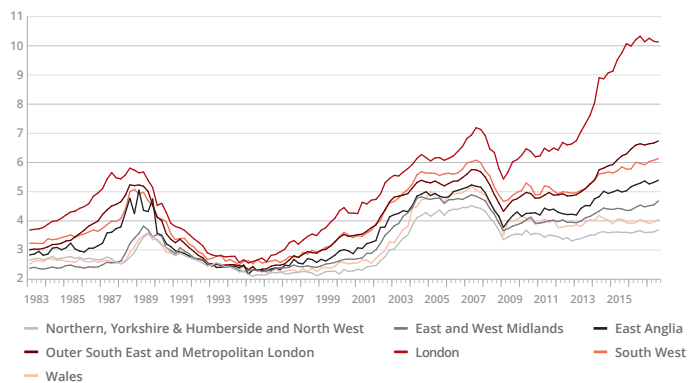
First time buyer affordability measure

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 £1.557 trillion at the end of September 2017. This is up from £1.505 trillion from a year earlier – an extra £1,030.47 per UK adult;
- The average total debt per household – including mortgages – was £57,490 in September. The revised figure for August was £57,311;
- The average debt per adult in the UK was £30,096 in September – around 113.8% of average earnings. This is slightly up from a revised £30,012 a month earlier;
- Based on September 2017 trends, the UK's total interest repayments on personal debt over a 12 month period would have been £49.885 billion;
- Outstanding consumer credit lending was £204.233 billion at the end of September 2017. This is up from £189.2 billion at the end of September 2016, and is an increase of £290.10 for every adult in the UK.

