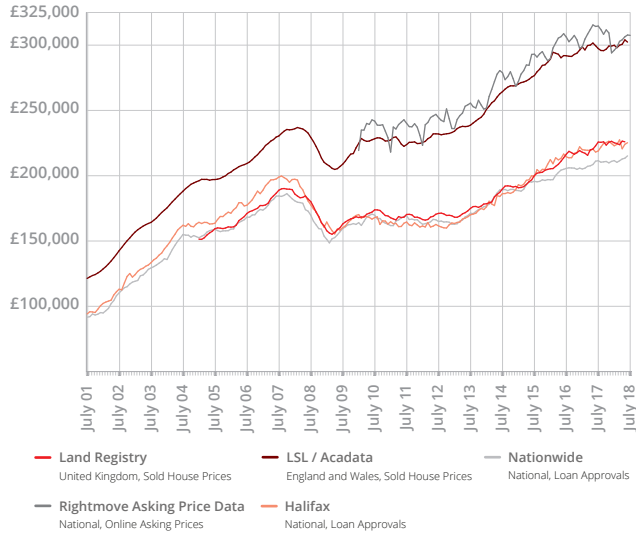
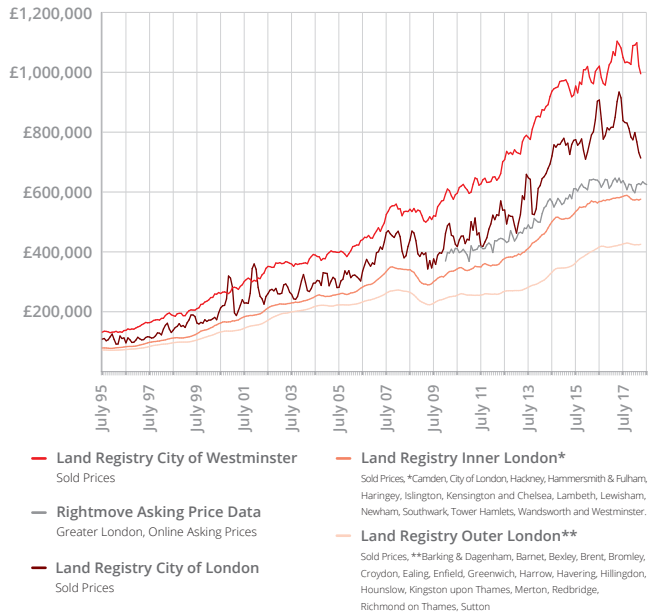


NATIONAL PROPERTY PRICES



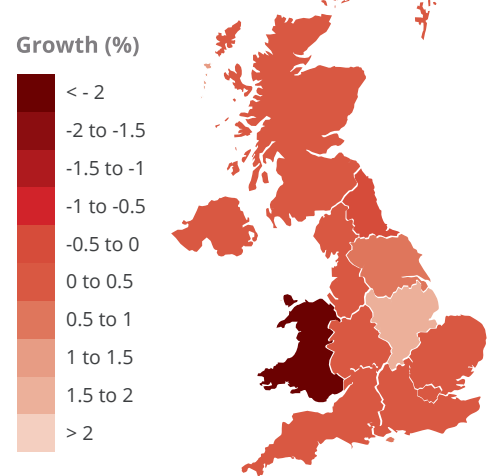
LONDON PROPERTY PRICES



KEY FIGURES

 62,455 April 2018 Bank of England Mortgage Approval Rate Down from 62,802 in March 2018	 0.50% May 2018 Bank of England Base Rate Base rate rises could rise further over 2018	 0.62794 14th June 2018 Monthly Average 3 Month Mean Interbank Lending Rate 0.02% decrease relative to 14th May 2018	 1.72% May 2018 Bank of England Average Rate on 2 Year Fix (75% LTV) A 0.02% rise since April 2018
 -9% RICS Price Rise Expectations Survey Price expectations survey for the next 3 months decreased from -7% in April	 34% RICS Sales-to-Stock Ratio Marginally down from 35% in April 2018	 0.8% Rightmove Asking Price Growth Newly listed property increased slightly by 0.4% between April and May	 99,590 HMRC Property Transactions The number of resi. property transactions rose by 0.8% between April and May 2018

MONTHLY PRICE CHANGES



Headline data from the official House Price Index (May 2018):

Average UK property price: **£226,351**
 Annual UK price change: **3.0%**
 Monthly UK price change: **0.1%**

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	2.74%	Fixed	31/10/23	£175.70	£1,950.00	4.99%
State Bank of India	3.24%	Tracker	5 Years	£205.03	£937.00	4.49%
The Mortgage Works BTL Ltd Co.	3.49%	Fixed	30/09/23	£223.99	£1,995.00	4.99%
3mc (Foundation HL LTD)	3.44%	Fixed	31/10/23	£218.76	£1,312.00	5.13%
Buy to Let Club (Foundation LTD)	3.44%	Fixed	31/10/23	£218.76	£1,312.00	5.13%
Foundation Home Loans (LTD)	3.44%	Fixed	31/10/23	£219.30	£1,500.00	5.13%
Precise Mortgages BTL Tier 1	3.49%	Fixed	5 Years	£221.40	£1,125.00	5.62%
State Bank of India	3.59%	Fixed	5 Years	£227.18	£937.00	4.49%

* 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 31.01.2000 to 13.07.2018

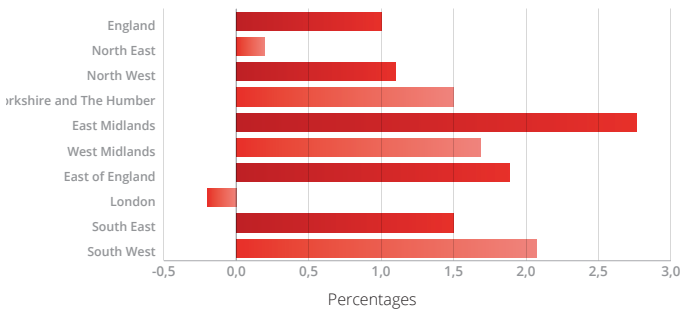


UK Swap Rates
from 01.06.2016 to 13.07.2018

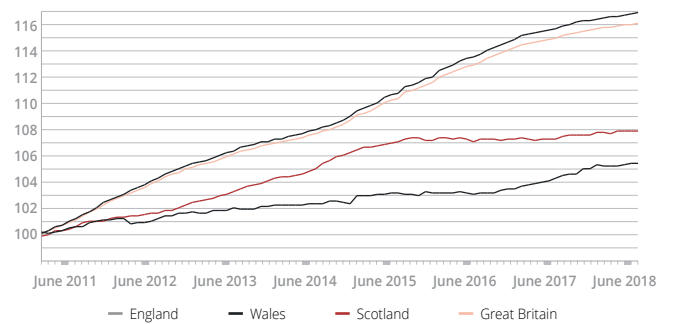


RENTING

IPHRP* percentage change over the 12 months to June 2018
by English region



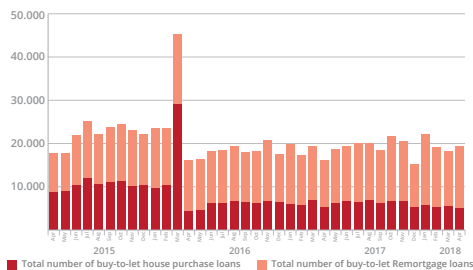
IPHRP* indices for Great Britain and its constituent countries
March 2011 to June 2018



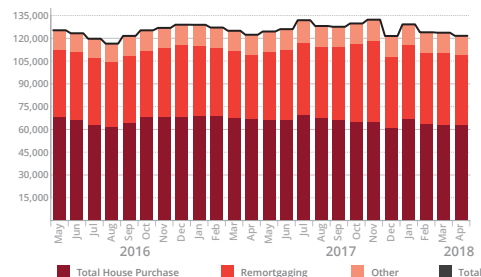
*Index of Private Housing Rental Prices

- The median rent in England across all property types for the 12 months to December 2017 was £675, data from the Valuation Office Agency shows. In London this was £1,433;
- For a single room, the average monthly rent was £377 – in London this was £600 (63% higher);
- The average monthly rent for a two-bedroom house in England was £650 – in London this was £1,473 (127% higher);
- According to the Office for National Statistics, private rental prices in Great Britain rose by 1% in the 12 months to April 2018;
- Rental prices increased in all the English regions over the year to April 2018, bar London which remained the same. The East Midlands saw the biggest increase (2.8%);
- Figures from DCLG show that in 2016/17, private renters spent an average of £850 a month on rental payments. These figures are the mean payments, so can be skewed by very high figures;
- Inclusive of all benefits, private renters spent an average of 34% of their income on rental payments. Owner-occupiers spent on average 18%;
- Weekly rents in the social housing sector were £102 for housing association renters and £95 for local authority renters;
- 34% of households owned their home outright, while 28% 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 UK Finance)



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



MORTGAGE DEBT

- Outstanding mortgage lending stood at £1.374 trillion at the end of April – up from £1.34 trillion a year earlier;
- The estimated average outstanding mortgage for the 11.1m households with mortgage debt was £123,721 in April;
- The average mortgage interest rate was 2.49% at the end of April;
- Households with mortgages would pay an average of £3,081 in mortgage interest over the year;
- For new loans, the average mortgage interest rate was 2.05%. Using the latest figures from UK Finance (formerly the Council of Mortgage Lenders), this means new mortgages would attract an average of £2,860 in interest over the year;
- According to UK Finance, gross mortgage lending in Q1 totalled an estimated £61.1 billion. This is up 3.4% on Q1 2017;
- The Financial Conduct Authority reports that 60.84% of mortgage lending in Q4 2017 was for 75% or less of a property's value;
- 4% of lending was for mortgages for over 90% of a property's value;
- There were 31,200 loans approved for house purchase for first-time buyers and home movers in March 2018, according UK Finance, 1.9% lower than last year. The average loan approved for house purchase stood at £140,499 for a first-time buyer, and £180,733 for home movers. This is an increase of 1.7% and 0.4% since last year respectively.

MORTGAGE ARREARS AND REPOSSESSIONS

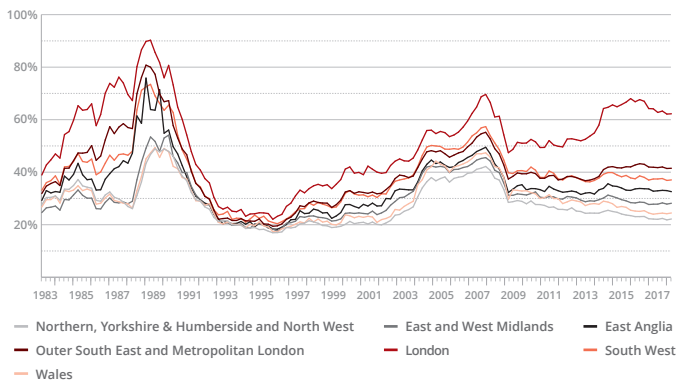
- According to the Financial Conduct Authority, at the end of Q4 2017 there were 189,865 mortgage loan accounts with arrears of more than 1.5% of the current loan balance. This is a slight dip from the previous quarter;
- 57.64% of payments due for loans in arrears were received in Q4 2017;
- UK Finance reports that 78,800 (0.91%) of mortgages had arrears equivalent to at least 2.5% of the outstanding mortgage balance in Q1 2018 – a quarterly fall (from 82,800 in Q4). Since the end of Q1 2017, this figure has dropped by 38 a day;
- UK Finance estimates that 1,800 properties were taken into possession in Q1 2018. This equates to 20 properties being repossessed every day, or one property being repossessed every one hour, 12 minutes;
- Every day in Q1 2018, according to the Ministry of Justice, 50 mortgage possession claims were issued and 34 mortgage possession orders were made;
- 354 landlord possession claims were issued and 266 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 £188,429 in March 2018, which is an annual increase of 3.7%;
- According to the UK Finance, the typical first-time buyer deposit in November was 16.6% (around £27,955) – 104% of an average salary;
- The average first-time buyer borrowed 3.6 times their income and the average age of a first-time buyer was 30;
- According to UK Finance data, the number of completed first-time buyer mortgages grew by 8.1% when comparing May 2017 to May 2018 (32,000 in the month). The number of new buy-to-let mortgages fell by 9.8% (5,500) over the same period

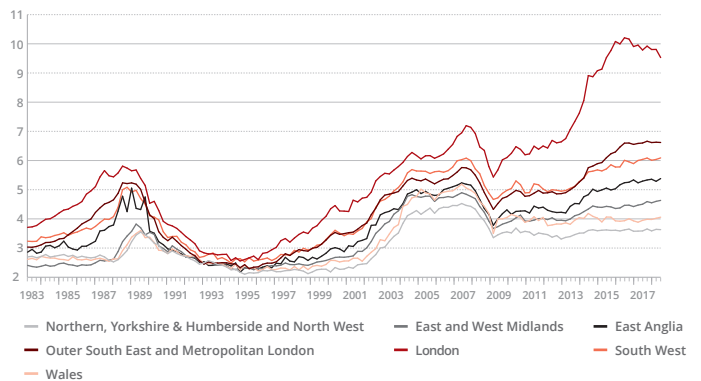
First time buyer affordability measure

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 £1.5839 trillion at the end of April 2018. This is up from £1.535 trillion from a year earlier – an extra £949.30 per UK adult;
- The average total debt per household – including mortgages – was £58,233 in April. The revised figure for March was £58,246;
- The average debt per adult in the UK was £30,597 in April – around 113.9% of average earnings. This is up from a revised £30,604 a month earlier;
- Based on April 2018 trends, the UK's total interest repayments on personal debt over a 12 month period would have been £50.331 billion;
- Outstanding consumer credit lending was £210.6 billion at the end of April 2018. This is up from £197.4 billion at the end of April 2017, and is an increase of £234.62 for every adult in the UK.

