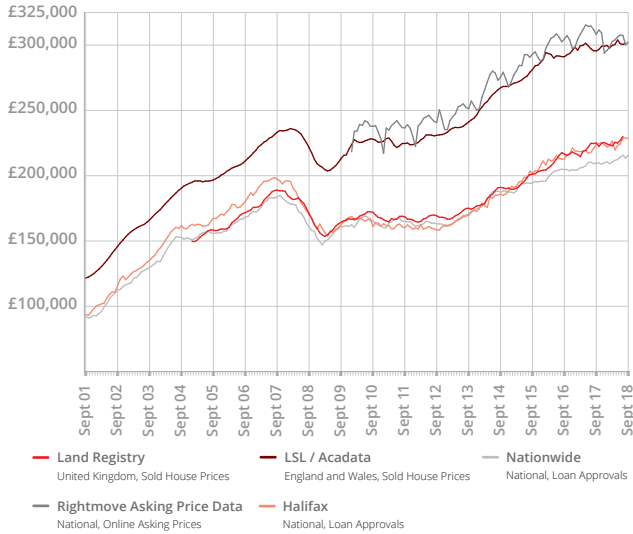
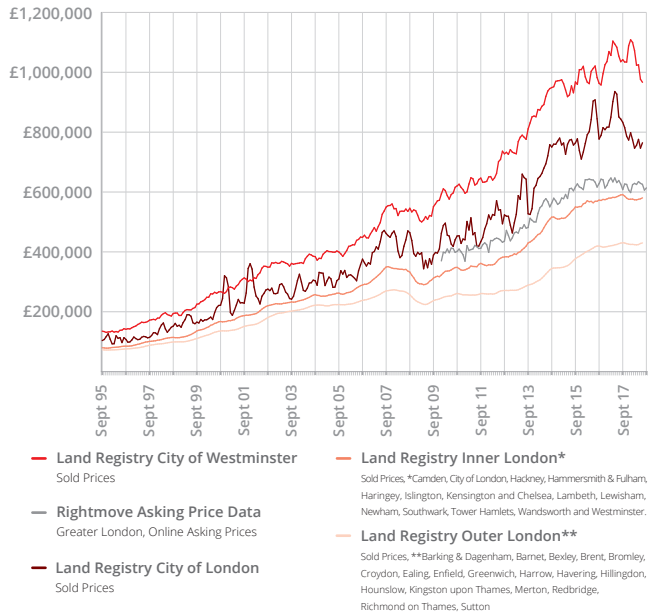


NATIONAL PROPERTY PRICES



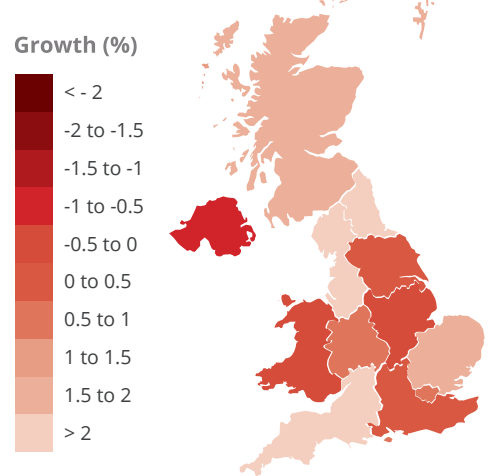
LONDON PROPERTY PRICES



KEY FIGURES

 64,768 July 2018 Bank of England Mortgage Approval Rate Down from 65,374 in March 2018	 0.75% October 2018 Bank of England Base Rate Inflation could push this figure upwards	 0.79844 27th September 2018 Monthly Average 3 Month Mean Interbank Lending Rate 0.007 point drop since August 23rd 2018	 1.75% August 2018 Bank of England Average Rate on 2 Year Fix (75% LTV) 0.02% increase since July 2018
 -0.8% RICS Price Rise Expectations Survey Based on the next three months, this figure has been negative throughout the previous quarter	 36% RICS Sales-to-Stock Ratio Broadly unchanged as average sales per surveyor decreased and the average stock increased	 -2.3% Rightmove Asking Price Growth New sellers are reportedly trying to find a buyer more quickly in the current market	 99,120 HMRC Property Transactions The number of resi. property transactions is 2.6% lower than the same time in 2017

MONTHLY PRICE CHANGES



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

Average UK property price: **£231,422**
 Annual UK price change: **3.1%**
 Monthly UK price change: **1.2%**

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	2.57%	Fixed	31/10/23	£218.01	£1,795.00	5.24%
Buy to Let Club (Axis Bank BTL)	3.43%	Fixed	5 Years	£290.12	£1,500.00	4.98%
3mc (Axis Bank BTL)	3.43%	Fixed	5 Years	£290.12	£1,500.00	4.98%
The Mortgage Works BTL Ltd Co.	3.49%	Fixed	30/11/23	£296.69	£1,995.00	5.24%
Precise Mortgages BTL Tier 1	3.39%	Fixed	5 Years	£289.56	£2,500.00	5.78%
Buy to Let Club (Precise BTL)	3.39%	Fixed	5 Years	£289.56	£2,500.00	5.78%
State Bank of India	3.49%	Tracker	5 Years	£294.47	£1,250.00	4.49%
BMC (Axis Bank BTL)	3.43%	Fixed	5 Years	£290.12	£1,500.00	4.98%

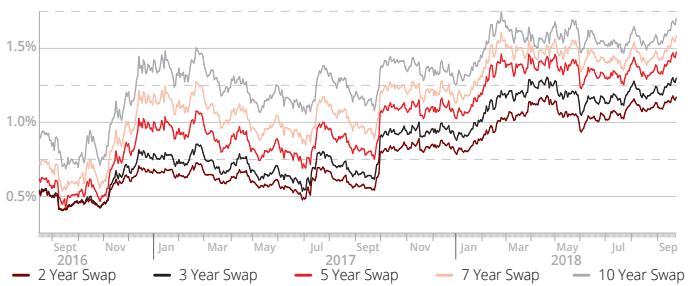
* Figures based on Purchase Price of £100,000 / £75,000 Loan / 25 Year Term (note 80% LTV products are available starting at 3.99% payrates for a 1 year term)

LIBOR / SWAP RATES

Historical UK LIBOR Rates
from 31.01.2000 to 25.09.2018

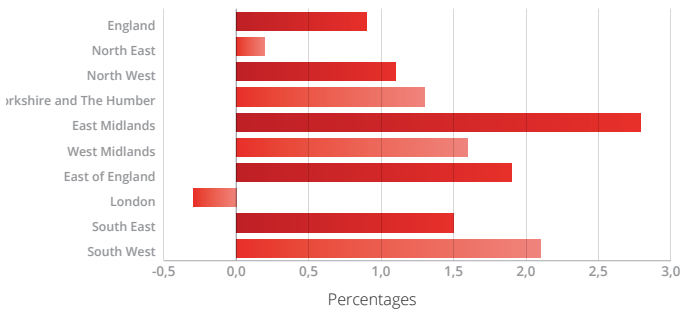


UK Swap Rates
from 13.07.2016 to 25.09.2018

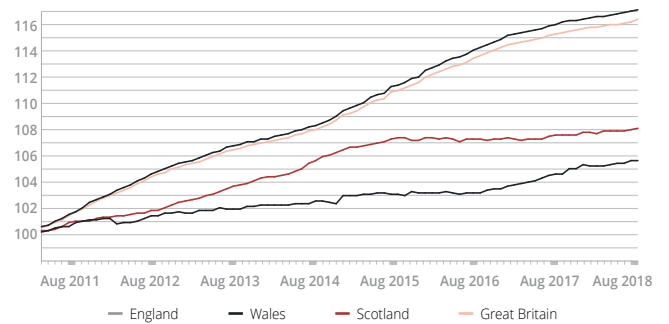


RENTING

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



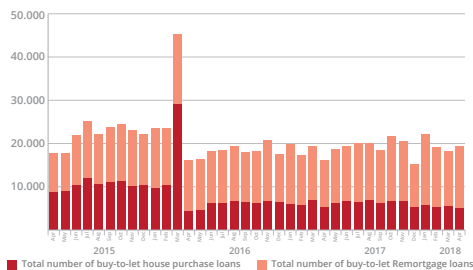
IPHRP* indices for Great Britain and its constituent countries
May 2011 to August 2018



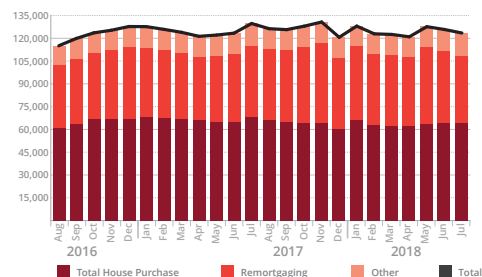
*Index of Private Housing Rental Prices

- 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 £600 – 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 0.9% in the 12 months to July 2018;
- Rental prices increased in all the English regions over the year to July 2018, bar London which fell by 0.3%. The East Midlands saw the biggest increase (2.7%);
- Figures from MHCLG 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 £1.382 trillion at the end of July – up from £1.35 trillion a year earlier;
- The estimated average outstanding mortgage for the 11.1m households with mortgage debt was £124,506 in July;
- The average mortgage interest rate was 2.46% at the end of July;
- Households with mortgages would pay an average of £3,063 in mortgage interest over the year;
- For new loans, the average mortgage interest rate was 2.07%. Using the latest figures from UK Finance (formerly the Council of Mortgage Lenders), this means new mortgages would attract an average of £2,907 in interest over the year;
- According to UK Finance, gross mortgage lending in July 2018 totalled an estimated £24.6 billion. This is up 9.8% on July 2017;
- The Financial Conduct Authority reports that 59.7% of mortgage lending in Q2 2018 was for 75% or less of a property's value;
- 4.4% of lending was for mortgages for over 90% of a property's value;
- There were 65,000 loans approved for house purchase for first-time buyers and home movers in July 2018, according to UK Finance, 1.5% lower than last year. The average loan approved for house purchase stood at £145,000 for a first-time buyer, and £185,999 for home movers. This is an increase of 4.3% and 3.3% since last year respectively.

MORTGAGE ARREARS AND REPOSSESSIONS

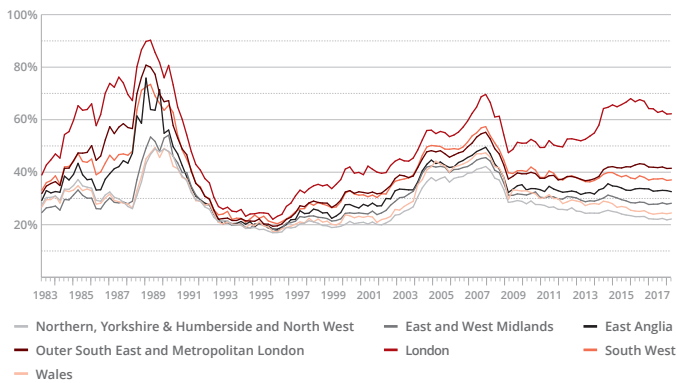
- According to the Financial Conduct Authority, at the end of Q1 2018 there were 185,375 mortgage loan accounts with arrears of more than 1.5% of the current loan balance. This is a slight dip from the previous quarter;
- 56.54% of payments due for loans in arrears were received in Q1 2018;
- UK Finance reports that 76,740 (0.85%) of mortgages had arrears equivalent to at least 2.5% of the outstanding mortgage balance in Q2 2018 – a quarterly fall (from 79,101 in Q1). Over the last year, this figure has dropped by 19 a day;
- UK Finance estimates that 1,060 properties were taken into possession in Q2 2018. This equates to 12 properties being repossessed every day, or one property being repossessed every two hours, 3 minutes;
- Every day in Q2 2018, according to the Ministry of Justice, 49 mortgage possession claims were issued and 32 mortgage possession orders were made;
- 324 landlord possession claims were issued and 250 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 £193,006 in June 2018, which is an annual increase of 2.8%;
- According to the UK Finance, the typical first-time buyer deposit in June was 15.0% (around £25,588) – 94% of an average salary;
- The average first-time buyer borrowed 3.7 times their income and the average age of a first-time buyer was 30;
- With the 5-year anniversary of the Help to Buy equity loan scheme now passing, reports are emerging that remortgaging options are limited. According to Ray Boulger of John Charcol, “about 24 lenders offer Help to Buy for purchase, but only half offer a remortgage option where you retain the equity loan.”

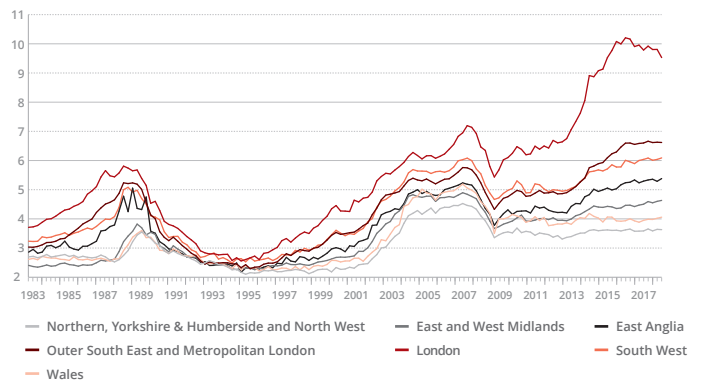
First time buyer affordability measure

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 £1.5955 trillion at the end of July 2018. This is up from £1.5494 trillion at the end of July 2017 – an extra £884.32 per UK adult;
- The average total debt per household – including mortgages – was £58,658 in July. The revised figure for June was £58,525;
- The average debt per adult in the UK was £30,636 in July – around 113.0% of average earnings. This is up from a revised £30,567 a month earlier;
- Based on July 2018 trends, the UK's total interest repayments on personal debt over a 12 month period would have been £49,994 billion;
- Outstanding consumer credit lending was £213.5 billion at the end of July 2018. This is up from £201.6 billion at the end of July 2017, and is an increase of £227.94 for every adult in the UK.

