

## Cost of BTL mortgages fall during the past three months

**UK, May 24, 2017:** Buy To Let investors are set to benefit from a recent drop in the cost of BTL mortgages with new data showing a number of rate and cost reductions over the past three months.

Figures released today from Mortgage Brain's latest BTL product data analysis show that the cost of a three year Fixed BTL mortgage with a 60% LTV is now 3% lower than it was just three months ago in February 2017.

With a current rate of 2.44% (as of 1<sup>st</sup> May 2017), the reduction in cost for this product equates to a potential annual saving of £468 on a £150k mortgage.

A two and three year Fixed BTL (at 2.50% and 2.74% respectively) – both with a 70% LTV – have seen a 2% reduction in cost over the past quarter and offer landlords an annual saving of £648 and £324.

A 60% LTV two year Fixed, a 60% and 70% LTV two year Tracker, and a five year Fixed (70% LTV), however, have all remained stable with mortgage costs remaining static with those offered at the beginning of February.

Mortgage Brain's longer term analysis also brings further good news for Buy To Let investors with healthy reductions in rates and costs for most BTL mortgages over the past six and 12 months.

The cost of a two and three year Fixed BTL mortgage with an 80% LTV, for example, is now 8% lower than it was this time last year and offer landlords an annual saving of £774 on a £150k mortgage.

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A 3% drop over the past six months - and 7% over the past year - in the cost of a five year Fixed BTL mortgage with a 60% LTV, also offers Buy To Let investors an annual saving of £648.

Mark Loffhouse, CEO of Mortgage Brain, comments, "It's really been a period of little activity across the market in the movement of rates and costs over recent weeks and months. The residential market, in particular, has seen very little change since the start of the year.

"Our latest analysis, however, shows that Buy To Let investors are still in a good position to take advantage of the low rates and cost reductions that we've seen over the past three months."

- Ends -

**Table 1: Monthly cost (£) per £1,000 borrowed (2, 3, 5 year Fixed and Tracker).**

Mortgage Product Data – Supplied by Mortgage Brain												
(Monthly cost (£) per £1,000 borrowed – repayment for a £180,000 property)												
Product	1/5/16	1/8/16	1/11/16	1/2/17	1/5/17	3mth change	3mth change (%)	6mth change	6mth change (%)	12mth change	12mth change (%)	Difference to 60% LTV
2 Year Fixed 60% BTL	£4.50	£4.48	£4.43	£4.39	£4.39	£0.00	0.00%	-£0.05	-1.13%	-£0.11	-2.44%	n/a
2 Year Fixed 70% BTL	£4.72	£4.65	£4.56	£4.57	£4.48	-£0.09	-1.97%	-£0.08	-1.75%	-£0.36	-7.44%	2.05%
2 Year Fixed 80% BTL	£5.22	£5.17	£4.99	£4.94	£4.90	-£0.04	-0.81%	-£0.27	-5.22%	-£0.43	-8.07%	11.62%
2 Year Tracker 60% BTL	£4.28	£4.39	£4.40	£4.40	£4.40	£0.00	0.00%	£0.00	0.00%	£0.12	2.80%	n/a
2 Year Tracker 70% BTL	£4.47	£4.65	£4.52	£4.58	£4.58	£0.00	0.00%	£0.06	1.33%	£0.11	2.46%	4.09%
3 Year Fixed 60% BTL	£4.76	£4.65	£4.64	£4.63	£4.50	-£0.13	-2.81%	-£0.16	-3.43%	-£0.26	-5.46%	n/a
3 Year Fixed 70% BTL	£4.83	£4.65	£4.78	£4.73	£4.65	-£0.08	-1.69%	-£0.13	-2.72%	-£0.18	-3.73%	3.33%
3 Year Fixed 80% BTL	£5.32	£5.18	£5.18	£4.99	£5.00	£0.01	0.20%	-£0.18	-3.47%	-£0.43	-7.92%	11.11%
5 Year Fixed 60% BTL	£4.87	£4.81	£4.71	£4.64	£4.58	-£0.06	-1.29%	-£0.13	-2.76%	-£0.36	-7.29%	n/a
5 Year Fixed 70% BTL	£5.08	£4.79	£4.78	£4.79	£4.79	£0.00	0.00%	-£0.12	-2.44%	-£0.35	-6.81%	4.59%
5 Year Fixed 80% BTL	£5.40	£5.36	£5.35	£5.35	£5.38	£0.03	0.56%	£0.19	3.66%	-£0.17	-3.06%	17.47%

## About Mortgage Brain Limited

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- [Mortgage Brain](#) is an expert in technology and software solutions proactively supporting Lenders, Networks, Corporates and Intermediary Mortgage Advisers.
- Its integrated product suite includes Mortgage, Secured Loan and Conveyancing sourcing - [MortgageBrain Classic](#), [MortgageBrain Anywhere](#), [LoansBrain](#) & [ConveyancingBrain](#), point-of-sale, CRM, compliance system - [the Key](#), online mortgage submission - [Mortgage Trading Exchange \(MTE\)](#), websites, calculators, plugins - [MortgageBrain B2C](#) and Data Analysis & Lending Solutions.
- Mortgage Brain has over 20,000 users of its products and services and is a Microsoft Gold Certified Partner.
- Industry awards include 4 times winner 'Best Technology Provider' at the Mortgage Strategy Awards, the Pink Service Award for 'Best Technology Provider', and 4 times winner of the 'Technology Advocate of the Year' at the British Mortgage Awards.
- Mortgage Brain Holdings Limited, formed in 1986, is jointly owned by Barclays, Lloyds Banking Group, Nationwide, Royal Bank of Scotland, Santander & Virgin Money.

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