

Mortgage rates continue to fall

~ **Lowest rate two year Tracker offers best overall rate available at 0.98%** ~

UK, July 28, 2015: Despite repeated predictions for a rise in base rates, figures released today from Mortgage Brain's quarterly product data analysis show a further widespread drop in mortgage rates for all main product types.

The latest figures – as of 1st July 2015 – show that following an 11% rate reduction over the past three months, the lowest rate two year Fixed product with a 60% LTV now stands at 1.05% - down from 1.18% in April 2015.

Mortgage Brain's data also shows that the same product with a 90% LTV (which now stands at 2.48%) saw a rate reduction of 8% - down from 2.69% in April.

Three year Fixed rate products saw similar reductions over the past quarter with the lowest rate 80% LTV product down 35% from 2.29% to 1.49% and the lowest rate 60% LTV product down (12%) from 1.78% in April to 1.57% as of 1st July.

The biggest rate drop for Trackers was seen in the lowest rate five year product with an 80% LTV, which dropped 29% - down from 3.65% to 2.59%.

The lowest rate two year Tracker with a 60% LTV, despite dropping by just 1% over the past three months, now offers the best overall rate available at 0.98%.

Mark Lofthouse, CEO of Mortgage Brain, comments, "Our latest data is showing some substantial rate drops over the past three months, with many products now offering extremely low interest rates.

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"Historically, products with a 90% LTV ratio led the field in terms of rate drops; however, our current data is showing that products with a 60% LTV are starting to take the charge with big rate reductions across the board over the past three months."

Buy-To-Let Market

The Buy-To-Let market continues to show little movement in terms of rate adjustments over the past three months, however, rate rises still haven't been seen here either.

Mortgage Brain's latest Buy-To-Let data shows that the lowest rate five year Fixed products with a 60%, 70% and 80% LTV are all holding steady with rates static with this time three months ago (3.29%, 3.69% and 4.45% respectively).

A 21% rate drop was seen for the lowest rate three year Tracker with a 60% LTV, which is down from 3.25% to 2.56%, and the lowest rate five year Tracker with a 60% LTV dropped for the first time in over 12 months (down 14%) to now stand at 3.39% - down from 3.95%.

- Ends -

Table 1: Lowest Rate repayment products (2, 5 year Fixed and Tracker).

Mortgage Product Data – Supplied by Mortgage Brain												
(Lowest Rate repayment products for a £180,000 property – Purchase)												
Product	1/7/14	1/10/14	1/1/15	1/4/15	1/7/15	3mth change	3mth change (%)	6mth change	6mth change (%)	12mth change	12mth change (%)	Difference to 60% LTV
2 Year Fixed 60%	1.58	1.49%	1.38%	1.18%	1.05%	-0.13%	-11.02%	-0.33%	-23.91%	-0.53%	-33.54%	n/a
2 Year Fixed 90%	2.99%	3.39%	2.89%	2.69%	2.48%	-0.21%	-7.81%	-0.41%	-14.19%	-0.51%	-17.06%	136.19%
2 Year Tracker 60%	1.49%	1.44%	0.99%	0.99%	0.98%	-0.01%	-1.01%	-0.01%	-1.01%	-0.51%	-34.23%	n/a
2 Year Tracker 90%	2.49%	2.49%	2.45%	1.99%	1.99%	0.00%	0.00%	-0.46%	-18.78%	-0.50%	-20.08%	103.06%
5 Year Fixed 60%	2.78%	2.78%	2.48%	2.24%	0.99%	-1.25%	-55.80%	-1.49%	-60.08%	-1.79%	-64.39%	n/a
5 Year Fixed 90%	4.24%	4.24%	3.24%	3.59%	0.99%	-2.60%	-72.42%	-2.25%	-69.44%	-3.25%	-76.65%	0.00%
5 Year Tracker 60%	3.39%	3.39%	3.19%	3.19%	2.59%	-0.60%	-18.81%	-0.60%	-18.81%	-0.80%	-23.60%	n/a
5 Year Tracker 90%	3.65%	3.65%	3.65%	3.65%	3.65%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	40.93%

Table 2: Monthly cost (£) per £1,000 borrowed (2, 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	1/7/14	1/10/14	1/1/15	1/4/15	1/7/15	3mth change	3mth change (%)	6mth change	6mth change (%)	12mth change	12mth change (%)	Difference to 60% LTV
2 Year Fixed 60%	£4.35	£4.34	£4.26	£4.10	£4.03	-£0.07	-1.71%	-£0.23	-5.40%	-£0.32	-7.36%	n/a
2 Year Fixed 90%	£5.16	£4.96	£4.94	£4.89	£4.60	-£0.29	-5.93%	-£0.34	-6.88%	-£0.56	-10.85%	14.14%
2 Year Tracker 60%	£4.25	£4.04	£4.20	£4.04	£4.07	£0.03	0.74%	-£0.13	-3.10%	-£0.18	-4.24%	n/a
2 Year Tracker 90%	£4.93	£4.73	£4.58	£4.52	£4.45	-£0.07	-1.55%	-£0.13	-2.84%	-£0.48	-9.74%	9.34%
5 Year Fixed 60%	£4.79	£4.78	£4.66	£4.47	£4.35	-£0.12	-2.68%	-£0.31	-6.65%	-£0.44	-9.19%	n/a
5 Year Fixed 90%	£5.56	£5.54	£4.95	£5.20	£4.62	-£0.58	-11.15%	-£0.33	-6.67%	-£0.94	-16.91%	6.21%
5 Year Tracker 60%	£5.17	£5.17	£5.15	£5.00	£4.74	-£0.26	-5.20%	-£0.41	-7.96%	-£0.43	-8.32%	n/a
5 Year Tracker 90%	£5.30	£5.30	£5.30	£5.30	£5.30	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	11.81%

NOTES TO EDITORS

About Mortgage Brain Limited

- Mortgage Brain Limited is the most widely used and preferred provider of point-of-sale, compliance, mortgage sourcing and electronic trading products and services for mortgage intermediaries.
- Mortgage Brain Holdings Limited, formed in 1986, is jointly owned by Barclays Woolwich, The Lloyds Banking Group, Nationwide, Royal Bank of Scotland, Santander and Virgin Money.
- The consortium of six owners, together with their subsidiaries, collectively account for in excess of 70% of the new business mortgage market within the UK.
- Mortgage Brain Holdings Limited currently has over 20,000 users of its products and services.
- Mortgage Brain is a Microsoft Gold Certified Partner and has won a number of industry awards including the 2010, 2011, 2012 and 2015 Mortgage Strategy 'Best Technology Provider' Award, the Pink Service Award for 'Best Technology Provider', and 'Technology Advocate of the Year' at the 2010, 2011, 2012 and 2013 British Mortgage Awards.

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