

PRESS RELEASE

High LTV mortgages see rise in costs

~ Cost of 90% LTV 2yr Fixed up 5% since January 2019 ~

~ 90% LTV 2yr Tracker now 1% up since January and 4% up over past 12 months ~

~ Little change in costs for lower LTVs ~

UK, APRIL 24, 2019: The cost of most high LTV (80% and 90%) mainstream mortgage products has increased over the past three months, according to new figures from Mortgage Brain's latest product data analysis.

The cost of a 90% LTV two year Fixed, for example, is now 5% higher than it was at the beginning of January 2019. With a current rate of 2.36% (as of 1st April 2019), and appealing to first time buyers, the cost rise equates to an annualised increase of £342 on a £150k mortgage.

A 90% LTV two year Tracker and a 90% five year Fixed now cost 1% more than they did at the beginning of the year, while the cost of an 80% LTV three year Fixed, two year Fixed and two year Tracker, has increased by up to 0.5% over the same period.

Borrowers with a bigger deposit, or those looking to remortgage, however, can take advantage of a number of small reductions with Mortgage Brain's data showing a 1% fall in the cost of a 60% LTV two and five year Fixed rate mortgage compared to January 2019.

Mortgage Brain's longer-term analysis also shows a number of slight cost reductions for both high and low LTV products when compared to this time last year.

More/...



- 2 -

With a current rate of 2.06%, a 60% LTV two year Fixed mortgage is now 3% cheaper than it was in April 2018, while a 90% two and five year Fixed are both 2% cheaper than they were 12 months ago.

Based on a £150k mortgage, borrowers looking to take out one of these mortgages could now benefit from an annual saving of up to £198.

Mark Lofthouse, CEO of Mortgage Brain, comments, "While those with small deposits are faced with a number of cost increases compared to the beginning of the year, our longer term analysis shows that the majority of borrowers can still benefit from a number of savings compared to this time last year."

- 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	1/4/18	1/7/18	1/10/18	1/1/19	1/4/19	3mth change	3mth change (%)	6mth change	6mth change (%)	12mth change	12mth change (%)	Difference to 60% LTV
2 Year Fixed 60%	£4.01	£3.88	£3.93	£3.93	£3.90	-£0.03	-0.76%	-£0.03	-0.76%	-£0.11	-2.74%	n/a
2 Year Fixed 70%	£4.03	£3.93	£3.98	£3.98	£3.97	-£0.01	-0.25%	-£0.01	-0.25%	-£0.06	-1.49%	1.79%
2 Year Fixed 80%	£4.05	£3.97	£4.02	£4.02	£4.04	£0.02	0.50%	£0.02	0.50%	-£0.01	-0.25%	3.53%
2 Year Fixed 90%	£4.25	£3.93	£3.98	£3.98	£4.17	£0.19	4.77%	£0.19	4.77%	-£0.08	-1.88%	6.67%
2 Year Tracker 60%	£3.94	£3.92	£4.06	£4.04	£4.04	£0.00	0.00%	-£0.12	-0.49%	£0.10	2.54%	n/a
2 year Tracker 70%	£3.97	£3.93	£4.07	£4.09	£4.09	£0.00	0.00%	£0.02	0.49%	£0.12	3.02%	1.24%
2 Year Tracker 80%	£4.04	£3.97	£4.11	£4.13	£4.14	£0.01	0.24%	£0.03	0.73%	£0.10	2.48%	2.23%
2 Year Tracker 90%	£4.22	£4.22	£4.33	£4.33	£4.38	£0.05	1.15%	£0.05	1.15%	£0.16	3.79%	7.18%

More/...



3 Year Fixed 60%	£4.09	£4.04	£4.09	£4.09	£4.09	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	n/a
3 Year Fixed 70%	£4.15	£4.14	£4.14	£4.14	£4.13	-£0.01	-0.24%	-£0.01	-0.24%	-£0.02	-0.48%	0.98%
3 Year Fixed 80%	£4.21	£4.19	£4.21	£4.21	£4.21	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	2.93%
3 Year Fixed 90%	£4.39	£4.39	£4.36	£4.36	£4.37	£0.01	0.23%	£0.01	0.23%	-£0.02	-0.46%	6.85%
5 Year Fixed 60%	£4.21	£4.16	£4.23	£4.23	£4.18	-£0.05	-1.18%	-£0.05	-1.18%	-£0.03	-0.71%	n/a
5 Year Fixed 70%	£4.28	£4.23	£4.27	£4.27	£4.23	-£0.04	-0.94%	-£0.04	-0.94%	-£0.05	-1.17%	1.20%
5 Year Fixed 80%	£4.29	£4.33	£4.34	£4.34	£4.29	-£0.05	-1.15%	-£0.05	-1.15%	£0.00	0.00%	2.63%
5 Year Fixed 90%	£4.52	£4.38	£4.41	£4.41	£4.44	£0.03	0.68%	£0.03	0.68%	-£0.08	-1.77%	6.46%

- Ends -

ABOUT MORTGAGE BRAIN LIMITED:

- [Mortgage Brain](#) is an expert in technology and software solutions proactively supporting Lenders, Networks, Corporates and Intermediary Mortgage Advisers.
- Its integrated product suite includes;
 - First and Second charge, whole of market, online and desktop mortgage sourcing systems [MortgageBrain Classic](#) and [MortgageBrain Anywhere](#)
 - Standalone second charge sourcing website [LoansBrain](#)
 - Case tracking and quoting comparison portal [ConveyancingBrain](#)
 - Point-of-sale, CRM and compliance system with online client portal [The Key](#)
 - The multi-lender digital gateway, mortgage application platform, accounting for 60% of UK Lending [MTE, Mortgage Trading Exchange](#)
 - Websites, calculators, plugins [MortgageBrain B2C](#)
 - Lead Generation Suite for Advisers, including consumer facing app, website and Amazon Echo Skill [UKMortgages](#)
 - Criteria mortgage sourcing – [Criteria Hub](#)
 - Data Analysis & Lending Solutions.
- Mortgage Brain has over 22,000 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, winner of the Best Sourcing System at the Financial Reporter Awards 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.

FOR FURTHER PRESS INFORMATION, PLEASE CONTACT:

Damion Clark at the Mortgage Brain Press Office. **Tel:** 07789 911314 or 01353 667934
Email: damion@realpublicrelations.com

FOR ALL OTHER ENQUIRIES, PLEASE CONTACT:

Mark Loffhouse, CEO of Mortgage Brain. **Tel:** 07776 143 056 or 01527 557203
Email: mark.loffhouse@mortgage-brain.co.uk

