

FEATURED MORTGAGES

Many fixed rates have recently reduced since the market seems to feel that future increases to the base rate will be limited. Some clients are even deciding to take a currently lower variable tracker rate with option to switch to fix.

In such a changing market, a good broker is worth every penny.

For bespoke advice, why not call us and discuss your requirements?

Rates correct at date of publishing

3.39% NO EARLY REPAYMENT CHARGE TRACKER

0.39% above Bank of England base rate (currently 3.0%) for 24 months following completion reverting to lender SVR (currently 4.89%) for remainder of term. APRC 5.6%

- Maximum 60% Loan to Value
- Lender fees of £1,995
- No early repayment charges even during initial tracker period
- Collared at 3.39% for the initial two years
- Available for purchase and remortgage (remort package available)
- Available on loans up to £1,000,000

BEST FIVE YEAR FIX – now from 4.84%

4.84% fixed to 29th February 2028 reverting to lenders standard variable rate (currently 5.87%). APRC 5.6%

- Available to 60% Loan to Value (rate available at 4.89% at up to 75% loan to value – APRC 5.6%)
- £1,999 lender product fee with £250 cashback
- 5% early repayment charge until 29.2.2024 reducing by 1% per annum over the remainder of the fixed period
- Available for purchase and remortgage (remort package available)
- Available on loans between £400,000 and £2,000,000

LOWEST THREE YEAR FIX – now from 5.04%

5.04% fixed to 28th February 2026, reverting to lenders standard variable rate (currently 5.87%). APRC 5.9%

- Maximum 60% Loan to Value (rate available at 5.09% at up to 75% loan to value – APRC 5.9%)
- £1,499 lender product fee with £250 cashback
- 3% early repayment charge to 28th February 2024, reducing by 1% per annum over the remainder of the fixed period
- Available for purchase and remortgage (remort package available)
- Available on loans up to £2,000,000

LIFETIME MORTGAGE / EQUITY RELEASE

For those over the age of 55 with equity locked up in your home, you may be able to release funds at rates fixed for life - starting from 6.33% (AER) / 6.15% (MER)

- Assuming a £500,000 main residence, and an applicant aged 70, amount released and current lifetime rates from:
 - £120,000 (ie 25%) at 6.33% (AER) fixed for life
- Higher % releases available but typically at higher rates
- Loan levels typically increase with age, LTV & valuation of property
- Lender set up fees typically range from £0 to £1,000

Please note that this information does not contain all of the details you need to choose an ER product. **Please ask for a no obligation**

personalised illustration and meeting to discuss your needs.

Representative Example:

5.1% APRC based on borrowing £400,000 over 25 years on 4.04% fixed for 24 months, giving 24 monthly payments of £2,125.59 followed by 276 payments of £2,376.26 on a variable rate (currently 5.24%). Total amount payable £707,816 including the following one off costs - £999 lender arrangement fee and £35 remittance fee.

For more information, please call our Springtide Capital Mortgage specialist, Zoe Hatcliff on

07976 571298 or email zhatcliff@springtidecapital.com quoting CODE: COBB22

Disclaimer: This information does not contain all of the details you need to choose a mortgage. Please make sure that you read the separate Key Facts Illustration or ESIS before you make a decision. These rates were prepared on 17/11/22 and have been selected giving consideration to factors such as rate of interest charged and quality of lenders administration. Rates may be subject to change and terms are dependent upon individual circumstances. Broker fees may be charged. Authorised and regulated by the Financial Conduct Authority. The FCA does not regulate some forms of mortgage.

Your home may be repossessed if you do not keep up repayments on your mortgage.