



MORTGAGE OPTIONS

Choosing the mortgage that's right for you

At Mansion Park, we understand that buying a home is the largest purchase you're likely to make. There is so much choice when it comes to picking a mortgage that it can seem totally baffling. Not only do you have to work out which mortgage will be the cheapest for you, which means looking at interest rates and fees, but there are also different types of products available and how you pay back the capital you borrow and how you pay the interest on it.

It's important that when you are choosing a mortgage, you don't just look at the interest rate and fees you'll be charged. You also need to consider what type of mortgage is right for your particular situation.

VARIOUS MORTGAGE TYPES

Variable rates – This means you pay the going rate on your loan. The mortgage rate changes every time interest rates change or, as in most cases, the overall effect of any interest rate changes is calculated daily and payments are altered accordingly. Whatever kind of mortgage you start with, it is likely to revert to a variable rate at some point in the future.

Fixed rates – The interest rate is fixed for the period agreed, often two to five years. These are ideal for budgeting or if you think rates might increase. You do not benefit if rates fall, and you will face penalties if you try to quit. Very low rates may tempt you, but they can be used to

trap you into paying over the odds at a future date. Check how long you will have to stay with the lender before you can switch without penalty.

Capped rates – These are fixed, but if rates fall you pay the lower rate. Such deals can be good for budgeting.

Discounted rates – Under this type of mortgage, the borrower is offered a discount off the lender's variable rate. The rate paid will fluctuate in line with changes in the variable rate. The discount applies over a set term.

Tracker – Tracker mortgages 'track' another rate which is generally (but not always) the Bank of England Base Rate. So if the base rate changes, your mortgage rate will change. You can also get lifetime (or term) trackers, and these are often completely penalty-free, so they are very flexible and can be a great option if you don't want to be tied into your mortgage.

PROFESSIONAL MORTGAGE ADVICE FROM MANSION PARK YOU CAN TRUST

There is no need to spend hours searching mortgage comparison sites – at Mansion Park, we'll give you comprehensive advice. Simply contact us by phone, email or visit our website, and one of our experienced professional financial advisers will be happy to help. We look forward to hearing from you.

INFORMATION IS BASED ON OUR CURRENT UNDERSTANDING OF TAXATION LEGISLATION AND REGULATIONS. ANY LEVELS AND BASES OF, AND RELIEFS FROM, TAXATION ARE SUBJECT TO CHANGE. TAX TREATMENT IS BASED ON INDIVIDUAL CIRCUMSTANCES AND MAY BE SUBJECT TO CHANGE IN THE FUTURE. ALTHOUGH ENDEAVOURS HAVE BEEN MADE TO PROVIDE ACCURATE AND TIMELY INFORMATION, WE CANNOT GUARANTEE THAT SUCH INFORMATION IS ACCURATE AS OF THE DATE IT IS RECEIVED OR THAT IT WILL CONTINUE TO BE ACCURATE IN THE FUTURE. NO INDIVIDUAL OR COMPANY SHOULD ACT UPON SUCH INFORMATION WITHOUT RECEIVING APPROPRIATE PROFESSIONAL ADVICE AFTER A THOROUGH REVIEW OF THEIR PARTICULAR SITUATION. WE CANNOT ACCEPT RESPONSIBILITY FOR ANY LOSS AS A RESULT OF ACTS OR OMISSIONS.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

THERE WILL BE A FEE FOR THE MORTGAGE ADVICE. THE PRECISE AMOUNT WILL DEPEND UPON YOUR CIRCUMSTANCES BUT WE ESTIMATE THAT IT WILL BE £495.00