

**LOAN TO VALUE MORTGAGES CURRENTLY AVAILABLE  
JANUARY 2021**

Prepared by <https://www.manchestermortgages.co.uk>

Lenders lend in Loan To Values ( LTV ) and in these times of COVID-19 there are currently no 95% mortgages available but Manchester Mortgages are pleased to advise more lenders are starting to offer 90% mortgages but many still come with restrictions as some lenders are not lending on flats/ apartments, new build properties or restricting the mortgage term to 25 years.

The following examples are based on a First Time Buyer purchasing their first property for £150,000 and shows what monthly mortgage payments would be depending on current interest rates available with either a 10%, 15% or 20% deposit.

The rates quoted are for 2, 3 & 5 year fixed rates with and without a lenders arrangement fee on a repayment ( Capital & Interest ) mortgage over 35 years.

<b>10% Deposit</b>	<b>Interest Rate</b>	<b>Mortgage payment</b>	<b>Arrangement Fee</b>
2 year fixed	3.24 %	£ 542 per month	£ 999
3 year fixed	3.74 %	£ 579 per month	£ 999
5 year fixed	3.49 %	£ 562 per month	£ 999

<b>10% Deposit</b>	<b>Interest Rate</b>	<b>Mortgage payment</b>	<b>Arrangement Fee</b>
2 year fixed	3.49 %	£ 558 per month	£ 0
3 year fixed	3.89 %	£ 589 per month	£ 0
5 year fixed	3.64 %	£ 569 per month	£ 0

<b>15% Deposit</b>	<b>Interest Rate</b>	<b>Mortgage payment</b>	<b>Arrangement Fee</b>
2 year fixed	2.79 %	£ 480 per month	£ 999
3 year fixed	2.99 %	£ 494 per month	£ 999
5 year fixed	2.87 %	£ 486 per month	£ 999

<b>15% Deposit</b>	<b>Interest Rate</b>	<b>Mortgage payment</b>	<b>Arrangement Fee</b>
2 year fixed	2.85 %	£ 481 per month	£ 0
3 year fixed	3.29%	£ 512 per month	£ 0
5 year fixed	2.99 %	£ 489 per month	£ 0

<b>20% Deposit</b>	<b>Interest Rate</b>	<b>Mortgage payment</b>	<b>Arrangement Fee</b>
2 year fixed	1.99 %	£ 401 per month	£ 999
3 year fixed	1.99 %	£ 401 per month	£ 999
5 year fixed	2.20 %	£ 414 per month	£ 999

<b>20% Deposit</b>	<b>Interest Rate</b>	<b>Mortgage payment</b>	<b>Arrangement Fee</b>
2 year fixed	2.30 %	£ 417 per month	£ 0
3 year fixed	2.56 %	£ 433 per month	£ 0

5 year fixed      2.48 %      £ 428 per month      £ 0

All the above rates are from various lenders as Manchester Mortgages are whole of market mortgage brokers and are subject to you meeting lenders current criteria.

Mortgage rates are subject to change without notice and are based on rates available on 25 January 2021.

As you can see there are many permutations available with thousands of other rates available with and without arrangement fees.

Manchester Mortgages welcomes enquiries not only from First Time Buyers but Home-movers, Re-mortgagors, and Buy to Let investors.

**In these difficult times and with lenders forever changing their rates and criteria save yourself the stress of trying to work out which mortgage is best for you by calling Manchester Mortgages on 0161 706 0242 to discuss your requirements.**