

*“Of course we came back to you for our next purchase – you guys make everything so easy...”*

### Best Rates\* - Pick of the Bunch

(% loan to property value/price)

60%	Tracker	1.24%
60%	2 year fixed	1.29%
60%	5 year fixed	1.74%
60%	10 year fixed	2.39%
85%	Tracker	1.39%
85%	3 year fixed	1.69%
85%	5 year fixed	2.14%
90%	Tracker	1.79%
90%	5 year fixed	2.44%
100%	5 year fixed	4.49%
60%	BTL 2 year fixed	1.69%
60%	BTL 5 year fixed	2.49%
60%	Interest Only variable	2.49%

\* Rates correct at time of printing

## Mortgages in Jersey

There has been something of a shake up with Jersey lenders this month, where keen jockeying for position has resulted in a much narrower band of choice when comparing the market-leading mortgage rates with the also rans.

Several lenders are also offering free valuations or have removed booking fees, which will make the choice of who to use even more of a challenge.

All of the Jersey mortgage providers uses different lending criteria, with some able to offer multiples of income at 4.75 times whilst others will at times offer up to 7 times joint income. Some will consider overtime and bonuses, but not all, whilst there is a widely varying view that is taken on short term debt, nursery fees, spousal maintenance and even zero hours contracts.

The team at The Mortgage Shop has an in-depth knowledge of what can work with which lender – why not give us a call? We aim for a 100% success rate

### The Jersey Market

The high level of activity in January seems to have cooled down now and and half term hasn't helped. Asking prices are now being achieved by many sellers, although purchasers recognise an over-priced property and will avoid it – if it's been on the market for months, and reduced offers are being rejected, then look elsewhere.

First Time Buyers and Home-movers complain that there is limited choice in the island, and for this reason, estate agents will welcome buyers who

who have already made sure that they have a mortgage agreed in principle and, if they have a property to sell, have already placed it on the market.

If you are thinking of buying this year, why not take advantage of the Mortgage Shop's 5-minute review, between 12 and 2 each day to find out how much you can borrow and to avoid the disappointment of discovering at a later date that the property you have fallen in love with is outside of your affordability?



**TO BE ADDED TO OUR MONTHLY BULLETIN LIST, PLEASE SEND YOUR REQUEST TO: [kerrie@mortgageshop.je](mailto:kerrie@mortgageshop.je)**



the mortgage shop

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Your home is at risk if you do not keep up with repayments on a mortgage or other loans secured on it

Registered with The Jersey Financial Services Commission