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| |  |  | | --- | --- | | February 2024A red and white coat of arms  Description automatically generated   |  | | --- | | Contact us  White House Mortgages Ltd  The White House  39 Saffron Road  Chafford Hundred  Essex RM16 6NA  01375 430 431  07973 313957  tonysilver@whmltdifa.co.uk  www.whmltdifa.co.uk | | |  | | White House Newsletter Time to review your mortgage? With mortgage interest rates on a downward trend, now is a good time to review your current mortgage products. Why pay a higher interest rate than you need to? White House Mortgages are totally independent and operate free from any lender panel restrictions. My first question is, what are you trying to achieve? I’ll then find the cheapest solution to meet your needs.  **I do the research for you.**  Businessperson on a computer Should you use a Ltd Company for your BTL? Using a Limited Company structure for your Buy to Let properties can be a good idea, as corporation tax is usually lower than personal income tax, however moving existing properties from personal ownership, into a company structure, will attract Stamp Duty on the transaction, as you are practically selling the property to yourself.  If you are purchasing a new BTL Property, then the advantages of a Limited Company Structure will usually outweigh any disadvantages. The interest rates are usually very similar, however the way the lender calculates affordability is often very different in favor of the company structure. Give me the details and I’ll work it out for you. |

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|  | Landlord InsuranceWhat is it and should I have it? Landlord Insurance is essentially Building, Contents or Buildings & Contents Insurance for Landlords, which includes Rent Guarantee, Malicious Damage and Legal Cover options.  If you are a landlord, you should definitely take out Landlord Insurance to protect yourself from tenants who don’t pay the rent, or even worse, smash up your property before leaving.  If you have a No Claims Bonus from your existing cover, this can be used as well to lower the premiums.  Is it expensive? Frankly no, not when you consider the financial damage from a Tennant not paying the rent or damaging the property. I can arrange cover, often with a well-known Insurance Company, for much less than you make think, and what’s more, I don’t charge a fee for this service.  Cover can be arranged whether you own the property in your personal name(s), or via a Limited Company.  What is going to happen to Interest Rates?  The latest reports I have read show an expectation that the Bank of England will cut interest rates by May 2024 and again in June 2024, with inflation expected to go down. Hopefully the Lenders will follow suit and reduce Mortgage Interest Rates as well.  YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.  Written quotations on request. Published Fees Ts&Cs will apply. White House Mortgages Limited is Authorised and Regulated by the Financial Conduct Authority FCA:302190. |