



MortgageTek - Making Homeownership Dreams Come True!

Newsletter No. 1 – August 2023

Dear Valued Client

We hope this newsletter finds you in good health and high spirits. We are thrilled to bring you the latest updates and relevant information from the world of mortgages and property. In this first edition, we cover some news items that we believe will be of great interest to you.

1. Have High Mortgage Rates Peaked?

Mortgage rates have fallen back for the first time in two months following better than expected figures on inflation.

Rates on two and on five-year fixed deals have dropped on hopes that the Bank of England may not raise interest rates as much as previously thought. The rate of inflation slowed to 7.9% in the 12 months to June.

Months of increasing borrowing costs have put pressure on mortgage holders who are forced to renew deals at much higher monthly payment rates.

The average two-year fixed residential mortgage rate dipped to 6.79% from 6.81%.

Meanwhile, the average five-year fixed residential mortgage rate edged down to 6.31% from 6.33%.

The Bank of England has raised interest rates 13 times since December 2021 in an effort to slow soaring price rises.

Inflation had fallen from 8.7% in the year to May to its lowest level in more than a year. But the UK's inflation rate remains almost four times higher than the Bank's official 2% target.

This may be a difficult time to invest in property but it may be a great opportunity to review your existing mortgage arrangements.

2. The Rise of Sustainable Mortgages

In line with the growing focus on environmental sustainability, some lenders have started offering "Green Mortgages." These unique products are designed to encourage and incentivise environmentally conscious housing choices. By opting for energy-efficient homes or making green upgrades, borrowers can access favourable interest rates and terms. We're proud to support sustainable homeownership and can guide you through the process of securing a green mortgage.

3. Consumer Duty

From 31st July new obligations have been set by the Financial Conduct Authority, the supervisory body for mortgage brokers, to put clients at the heart of everything they do. The rules for mortgage advice aim to ensure that customers receive fair treatment when seeking mortgage advice. Mortgage advisers must strive to provide high-quality, personalised

advice, empowering consumers to make well-informed choices regarding their mortgages while safeguarding their interests throughout the process. That's been true for MortgageTek from the outset – so the industry is catching up with us at last!

4. Our Commitment to You

As we continue to grow and expand our services, our primary focus remains to provide you with unparalleled customer support and expert mortgage advice. We are dedicated to being your trusted partners throughout your homeownership journey and beyond.

5. Do let us know your thoughts

Thank you for your continued support and trust in MortgageTek. If you have any questions or need assistance, please don't hesitate to contact us. We look forward to helping you achieve your homeownership dreams!

Best regards,

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