



Case Study: Mortgage

Background:

Mr and Mrs Bell were both employed professionals with an objective to move into a bigger property.

Our clients already understood the concept of asset building and wanted to retain their current residential property and buy a new one. They had limited access to savings therefore were planning to release equity from their current residential property, however the new property opportunity fell through.

What happened next:

Mr and Mrs Bell now knew they had funds available and waited until they came across the property of their dreams. This property had a strict timeframe and they didn't have the cash to buy it and retain their current residential property.

The 1st Financial Foundations team converted the residential mortgage to a Let to Buy (LTB) and released equity from another Buy to Let (BTL) property they owned. This allowed them to complete on the property within the sensitive timeframe.

The outcome:

The end goal was achieved without having to sell any of the properties owned by the couple.

Mr and Mrs Bells BTL properties are giving them positive cashflow. The BTL will increase in capital growth in relation to property prices which will increase 3-5% in annual growth.

Asset value in region of £720,000 will give them capital appreciation value of 22k per annum.

At every stage of each our dealing with 1stFF, be it for personal finances/ mortgage/ remortgage we had all the risks and benefits of each decision explained, both in person and on the phone. We never felt rushed or pressured by them – infact it was the opposite. They take the time to get to know you.

- Mr and Mrs Bell