

pure mortgage

WINTER ROUNDUP, MARCH 2026

News from us at Pure Mortgage HQ

We've been helping first-time buyers who are benefiting from a range of more lenient lending criteria. Many lenders are offering first time buyers products with the following features:

- Lending up to 6x income
- No minimum income requirement
- Up to 100% Loan to Value

Many first time buyers we're seeing are in their 40s, 50s and beyond, and in need of 40 year terms, which we can source. We can also match with lenders who do not have upper age limits at the end of the mortgage term, where needed,

providing that affordability is met.

Inevitably the flexibility of these types of product does mean that interest rates charged will be slightly higher than the best rates available. However the flip side is that home ownership for those who think it's out of reach, could in reality be much closer.

We warmly welcome enquiries from first time buyers wanting to explore their options, so please bear us in mind if you know of anyone looking to get on the ladder.

Economy Update

GDP grew by 0.1% in the last 3 months of 2025 - slightly less than expected. It's forecast to grow by 1.1% in 2026.

Inflation has cooled at 3% but is still above the target of 2%.

Unemployment has been rising and hit 5.2% in the last 3 months of 2025 which was the highest rate for nearly 5 years. This will peak further, before falling.

The Spring Statement on 3rd March revealed no fresh interventions on housing supply, Stamp Duty or landlord taxation.

Property Market Predictions

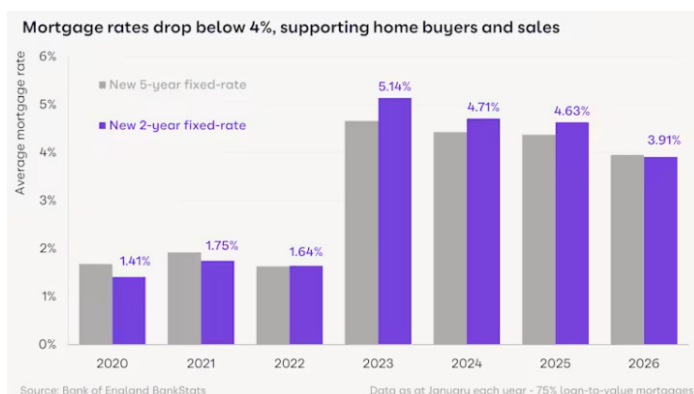
Average earnings have grown faster than house prices for the last 3 years. Alongside lower mortgage rates and relaxed affordability testing, this is supporting property sales.

More locally, in southern regions, affordability pressures and higher stamp duty costs, combined with increased supply on the market mean that price growth is likely to remain modest through 2026.

MORTGAGE NEWS

Residential Market

Average mortgage rates for new loans fell to their lowest levels in 4 years in January 2026. Rates on both 2-year and 5-year fixed deals are now below 4% for the first time since 2022.

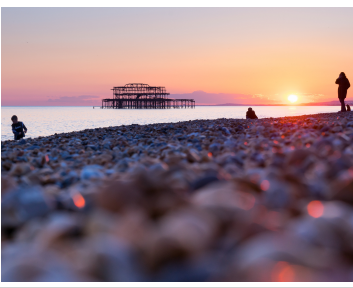


Buy-to-let Market

The rental market is re-balancing after years of rapid rent rises. Latest data from Zoopla shows rents are just 2.2% higher than a year ago - the slowest pace of rental growth in 4 years. This is due to a narrowing demand and supply gap, with demand falling by a fifth in the last year and the supply of available rental homes rising by 15%.

Sustainable levels of rent rises are expected to continue this year with rents expected to rise by 2.5%.

Limited company landlords accounted for 43 % of mortgaged buy-to-let purchases in 2025, up from 35% in 2024 (data by Paragon Bank). This shift reflects the 2017 tax changes and is a trend that is anticipated to continue.



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Should You Overpay Your Mortgage? The Pros and Cons At A Glance

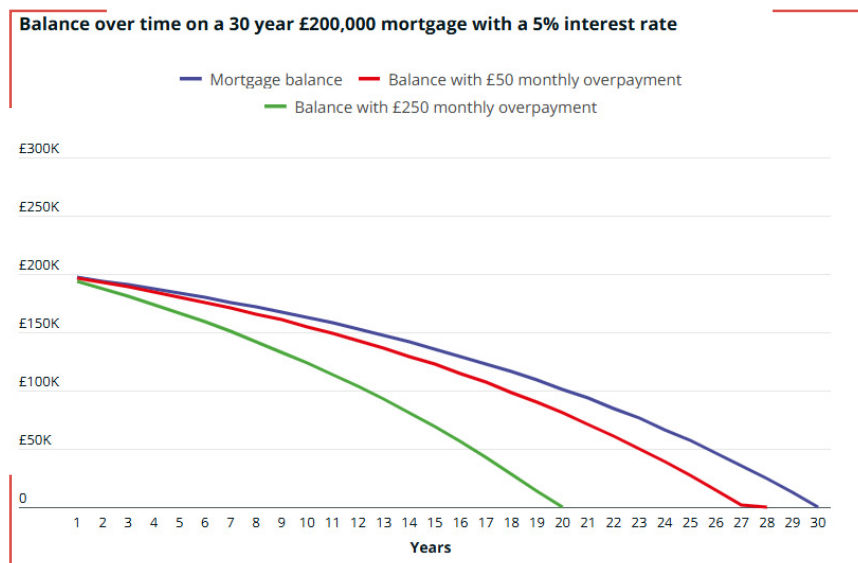
The answer to this depends on your circumstances, but for many borrowers, making overpayments can offer significant benefits. Most lenders allow you to overpay up to 10% of your outstanding balance per year without triggering an early repayment charge (check the individual terms of your mortgage).

The Pros of Overpaying

1. You pay less interest overall
2. You become mortgage free sooner
3. You build equity faster by reducing your loan balance more quickly which may give you access to better deals when you remortgage

The Cons of Overpaying

1. If you have higher interest debts (e.g. credit cards), these should usually be cleared first
2. If overpaying leaves you without an emergency fund, it may reduce your financial flexibility



**example
illustration of how
much quicker your
mortgage is paid
off by making
overpayments**

We can help you understand how overpayments would affect your specific deal, while weighing up the benefits against your broader financial goals.