

Newsletter March 2011

Last month marked 15 years since I became a Financial Advisor, just over eight since I set up Best Financial Solutions and five years since I gave up my pensions and investments authorisation to focus on in-demand mortgages and insurances.

In that time I've seen Buy-to-Let mortgages at 90% LTV, residential at 125% LTV, mortgages to bankrupts with CCJs and no proof of income mortgages, known as self-certification.

None of these are currently available. I reckon I've arranged over 2,000 mortgages from £35,000 to £1.6 million and set up over 1,000 insurance policies.

The highest the Bank of England Base Rate has been is 7.50% and the total rate of inflation has increased by 41%.

No, I'm not about to announce my retirement; just taking a moment to reminisce and wonder what the next 15 years will bring, apart from more grey hair and the hope of some TV to match the classic Fools & Horses 1996 Christmas special.

Best regards,



Tony

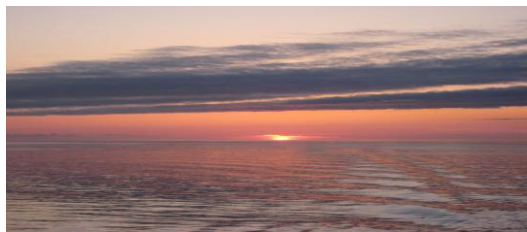
Tony Leonard
Director

Going up

- Residential mortgage fixed rates have increased over the last month. Contact me if you're concerned about affordability.
- Buy-to-Let mortgage products availability and range of products is best for a long while
- Stamp duty for purchases over £1 million (from 4% to 5%)
- Life and car insurance costs and annuity rates for women are expected to rise from December 2012 after the European Court of Justice Gender Neutral ruling



Going down



- Gross Domestic Product (GDP) growth dropped by 0.60% in the last quarter of 2010, not helped by the snowy weather
 - House prices dropped year-on-year by 0.90% in January. The first drop in 15 months
-

Mervyn King: *"It is not like an ordinary recession, where you lose output and get it back quickly. We may not get the lost output back for very many years, if ever and that is a big long-run loss of living standards for all people in this country"*

Milestone: Tax Freedom Day this year will be 30th May. Every penny you earn between January 1st and May 29th is given to the Government to fund expenditure.

In America last year their Tax Freedom Day was 9th April.

Falling house prices, rising rents and low interest rates have made it cheaper to buy a home than be a tenant in eight out of 10 towns.

Renting a home now costs an average of 10.5pc more than paying interest on a mortgage for a comparable property.

Your property may be repossessed if you do not keep up repayments on your mortgage

For mortgages we charge a fee, usually £299 or we can be paid by commission

We offer products from a select range of insurers for buildings and contents. Ask us for a list of the insurers we offer insurance from.

If you know of anyone who would like to receive these newsletters then please ask them to e-mail me on tl@bestfs.co.uk

Phone free: 0800 046 1113
Fax: 08704 865 851
07956 953 769
tl@bestfs.co.uk
www.bestfs.co.uk

Best Financial Solutions

Not just price, Best Advice

If you'd like to stop receiving this newsletter please send me an e-mail with Unsubscribe as the subject.

Best Financial Solutions Ltd is an appointed representative of Sesame Ltd which is authorised and regulated by the Financial Services Authority

The FSA does not regulate some forms of Buy to let mortgage
