



## **MORTGAGE NEWS FEBRUARY 2008**

This month we look at what's new at Metro and in the mortgage market with a view to keeping you up to date and in the know.

### **100% Mortgages**

You may have read in the press recently the speculation surrounding the **future availability of 100% mortgages**. We are pleased to be able to currently offer 100% mortgages, and in some cases it is possible to borrow additional monies to cover fees, furniture, debt consolidation etc. The lender will also overlook a little adverse credit. Whilst the product is currently available and we have no notice of its withdrawal, we would point out that the market is changing all the time so it may be prudent to [act now to facilitate this particular product](#).

### **Renovator Product**

New to Metro this innovative product is designed for the purchase of rundown properties that need to be renovated or modernised to maximise their value. The mortgage is based on 2 stages, the first allows you to purchase the **property from auction** or open market at 85% of the price and the second allows you to refinance up to 85% of the increased value once you have finished the work.

The product could be suitable for **buy to let investors or simply a second home investment**. It is available with self certified income and no tie ins. When using the product for buy to let purchases it gets round the age old problem of having to have the property fit to let at the point of completion. When using it as a straightforward buy to sell product you can recoup a lot of your costs before you have even sold the property.

### **90% Self Certified Mortgage**

Whilst the effects of the recent credit crunch are still being felt in the mortgage market, we are please to now have available a [90% self certified income](#)

### **Overseas mortgages and properties**

Due to be launched on the Metro website next month will be our brand new overseas holiday home and investment property section.

We will have a range of **exclusive properties and finance packages** that even we can't believe.

Up to 100% financing will be available in some countries and we have some very special property deals with builder discounts up to 18% and a range of distressed properties with up to **40% off bank valuation**, the latter are properties that the bank are selling because of repossession or buyer pullout.

All in one place will be mortgages, properties, translation, legal services and even currency exchange.

### **Commercial Finance**

Launched in December, our [new commercial department](#) is already taking on the ethos of our residential department, an overwhelming urge to please, trying to tackle the impossible and plain old good service. We can arrange mortgage and remortgages for nearly all types of properties, **pubs, nursing homes, hotels, equestrian centres and take-aways** are just a tiny selection. If you have ever considered starting or refinancing your own business it may not be as hard as you think, we can arrange up to 85% of the property price and with rates starting from 1.25% over Bank of England base rate.

mortgage for First time buyers. The products has been missing from our panel for some time and although 90% was and is available to home-movers and re mortgages, it now gives greater **flexibility to first time buyers** as well.

**COMING NEXT EDITION:**  
*Overseas properties and mortgages, our exclusive new offerings.*

**Your home may be repossessed if you do not keep up repayments on your mortgage. Metro Finance is authorised and regulated by the Financial Services Authority no 301701.**

[Unsubscribe](#) Click here if you DO NOT want to receive our newsletter next month.

Our Postal address is:  
Metro Finance  
310 Shalesmoor  
Sheffield  
S3 8UL

Our telephone: Freephone 0800 3283684

Copyright (C) 2007 Metro Finance All rights reserved.

[Forward](#) this email to a friend