

the mortgage works

The typical landlord has 6.9 properties in their portfolio and generates an average rental yield of 5.8%



properties in the average portfolio, representing **8.2 tenancies** on average



of landlords have at least 1 BTL mortgage, with an average of **4.6 BTL loans** held



typical rental yield achieved by landlords

Following the end of the Stamp Duty holiday, the proportion of landlords intending to buy has fallen (from 19% in Q1, to 14% in Q2)



plan to buy a property in the next 12 months (-5% pts from Q1)



are likely to sell property in the next 12 months (+3% pts from Q1)



plan to use a BTL mortgage to fund their next purchase



intend to purchase their next BTL property within a LTD company



of BTL borrowers intend to remortgage in the next 12 months



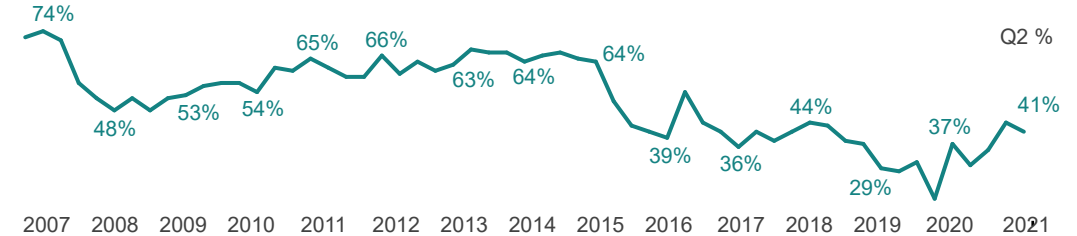
Source: BVA BDRC Landlord Panel research Q2 2021.

The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society, Nationwide House, Pipers Way, Swindon SN38 1NW T1643 (Q2 2021)

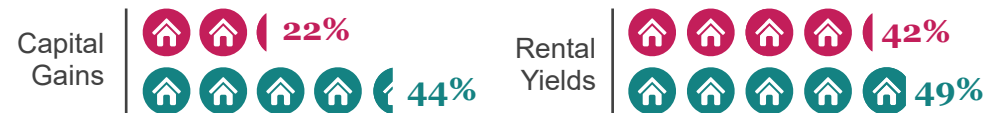
NOTE: Fieldwork took place 20th June – 5th July 2021



Buy to Let Barometer Q2 2021

Landlord optimism for their 'Own Lettings Business' has edged down slightly from the 3-year high seen in Q1, to 41% (-3%). However, confidence remains a significant 22% higher than it was at the start of the Covid-19 pandemic in Q1 '20

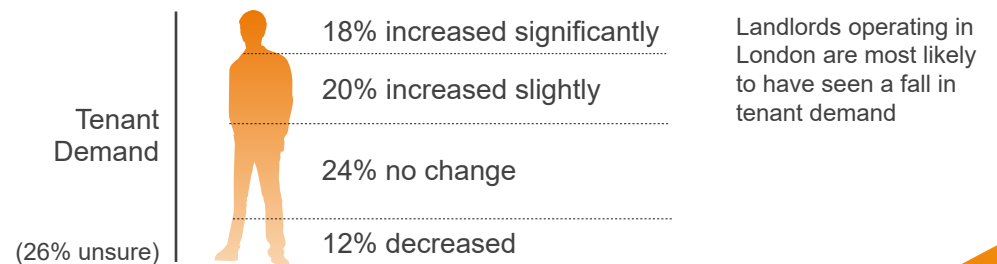


Landlord optimism in the near-term prospects for Capital Gains is at a 5-year high of 44%, whilst Rental Yield confidence is up year-on-year, to 49%



Prospects for Capital Gains and Rental Yields based on % landlords who are very / quite confident for the next 3 months  Q2 2020  Q2 2021

The proportion of landlords reporting increasing tenant demand reaches a 5-year high of 39%, increasing by 8% from Q1 '21



For intermediary use only