

the mortgage works

In Q3 2022, the typical landlord has 8 properties in their portfolio and generates an average rental yield of 5.8%



properties in the average portfolio, representing **9.9 tenancies** on average



of landlords have at least 1 BTL mortgage, with an average of **5.8 BTL loans held**



typical rental yield achieved by landlords

Purchase and sales intentions show an increasing disparity in Q3, with landlords now more than twice as likely to sell property than buy in the next 12 months



plan to buy a property in the next 12 months (-2% pts from Q2)



are likely to sell property in the next 12 months (+5% pts from Q2)



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



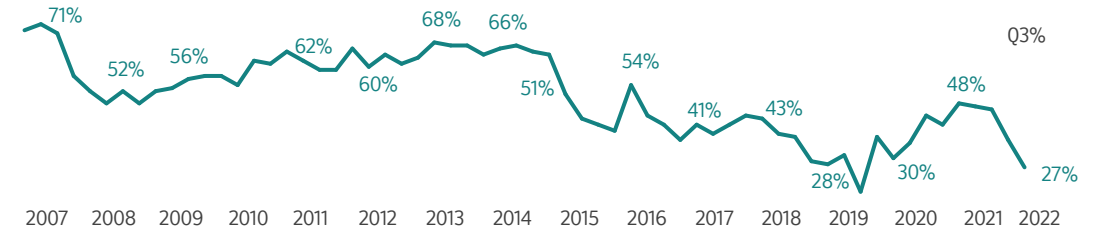
Source: BVA BDRC Landlord Panel research Q3 2022.

The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society, Nationwide House, Pipers Way, Swindon SN38 1NW T1868 (Q3 2022)

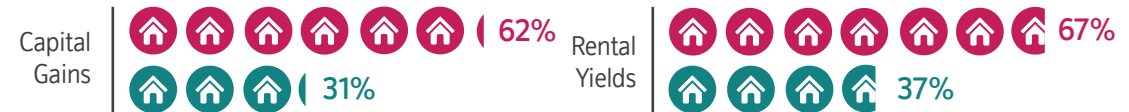
NOTE: Fieldwork took place 22nd August - 12th September

Buy to Let Barometer Q3 2022

Landlords' optimism for the short term prospects of their own lettings business drops to its lowest level since the Covid-19 pandemic, with just 27% feeling positive



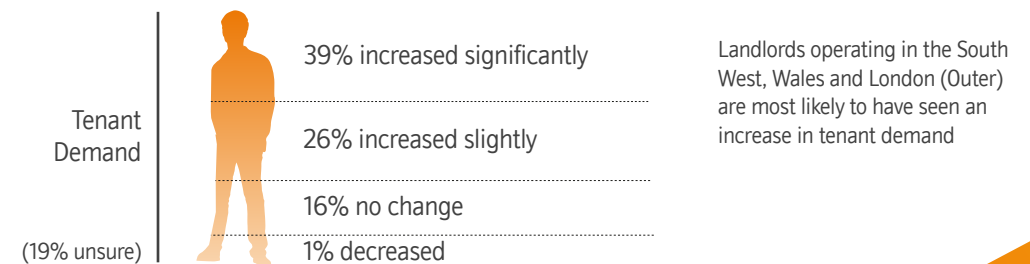
The proportion of landlords feeling upbeat about the prospects for Capital Gains and Rental Yields falls considerably year on year



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



Landlords continue to report high tenant demand with 65% saying it has risen in the last 3 months, and 39% saying it has risen significantly



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