

the mortgage works

The typical landlord has 7.3 properties in their portfolio and generates an average rental yield of 6.0%



properties in the average portfolio, representing **8.9 tenancies** on average



of landlords have at least 1 BTL mortgage, with an average of **4.8 BTL loans** held



typical rental yield achieved by landlords

For the first time in 4 1/2 years, a higher proportion of landlords are intending to expand their portfolio rather than reduce it (19% vs. 17%)



plan to buy a property in the next 12 months (+3% pts from Q4)



are likely to sell property in the next 12 months (-3% pts from Q4)



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



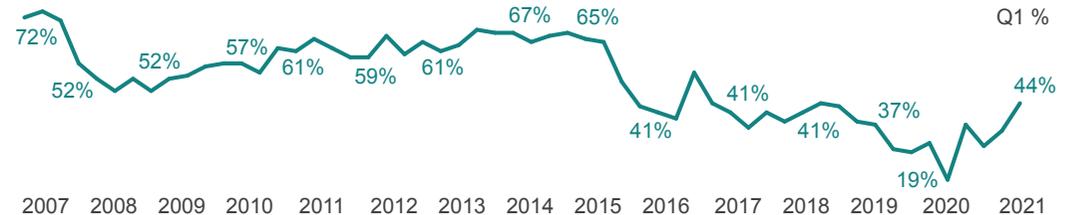
Source: BVA BDRC Landlord Panel research Q1 2021.

The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society, Nationwide House, Pipers Way, Swindon SN38 1NW T1610 (Q1 2021)

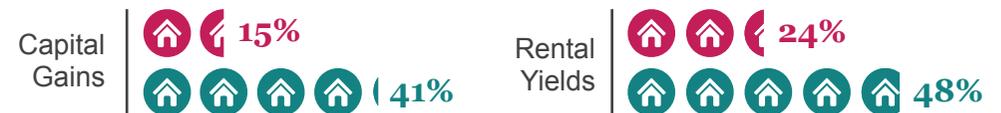
NOTE: Fieldwork took place 14th March - 5th April 2021

Buy to Let Barometer Q1 2021

The proportion of landlords feeling confident about the prospects for their 'Own Lettings Business' is now at its highest level for close to 3-years (44%), and is up a significant 25%pts from the start of the Covid-19 pandemic in Q1 '20

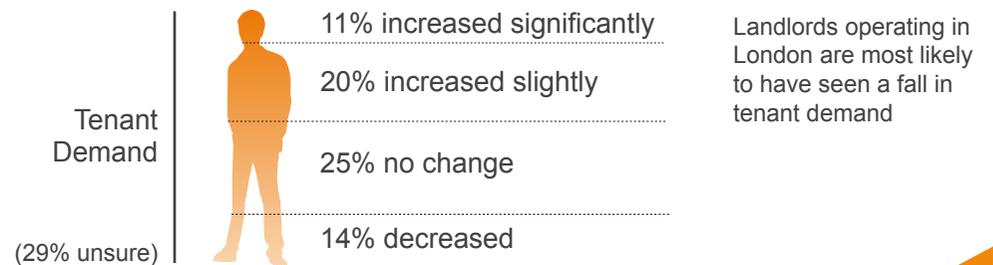


Landlord optimism in near-term prospects for Capital Gains and Rental Yields significantly increase year-on-year, by 26% and 24% respectively



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

31% of landlords report seeing increased tenant demand in the last 3 months, remaining relatively high and stable from Q4 '20



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