

# FIRST FINANCIAL

## Property and Mortgages

Creating Wealth

Protecting Assets ...



Whether you are buying a home to occupy or to let, the mortgage finance will be crucial to the success of your purchase.

The UK mortgage market is the most sophisticated and innovative in Europe, with a huge range of choices to suit all kinds of needs and circumstances. It is difficult enough for the professionals to keep up to date with latest developments in this fast moving environment; for property owners who venture into the market once every few years, the do it yourself approach is fraught with hazards.

Property has proved to be a very profitable investment for many people, but it is important to understand that there are risks. Property values have been known to go down both across the board – as in the late 80s and early 90s – and in particular areas, perhaps as result of regional economic problems or local planning decisions. Paying too high a price or borrowing too much can both be dangerous, especially if the property boom slows down or stops. So it is important to diversify and to be fully aware of the possible downsides.

We can help with your strategic financial planning in terms of both the proportion of your wealth you should hold in property and the way you should finance the purchases. Your home may be repossessed if you do not keep up repayments on your mortgage.