

one interest charge one mortgage

Landlords with three or more buy to let mortgages should seriously consider combining these mortgages into one single buy to let portfolio mortgage. With the lettings business now stronger than ever, some property experts are predicting the rental market will continue to grow with a clear long-term shift towards renting rather than buying property. Therefore, seasoned and new landlords should be looking at methods to preserve a lucrative buy to let company whilst expanding their property portfolio. This means raising more capital to finance additional property purchases by re-mortgaging their buy in order to release equity to lets, already paid on the properties they possess.

Low interest rates do help to maximise rental gain so it does make sense when equity is available, to make use of this as a deposit to enlarge a property portfolio. [mortgage brokers london](#) Interest Tax Aid essentially ensures that all the mortgage interest charged by the mortgage lender is deductible from your rental income. Recall you cannot also dwell at the property mortgage interest tax relief is being claimed by you on!

Whilst the strategy of re-mortgaging existing buy to let properties is fairly popular, it can also be among the most costly ways of raising financing from equity.

Below are a few advantages of combining your mortgages into a portfolio mortgage: -

1. Straight forward - one account, one payment, one direct debit, one interest charge no matter how many properties you have.
2. You can move equity around to refinance added properties for the buy to let portfolio with no need for [fast secured loans](#) . It will help you to avoid a lot of fees and charges.
3. If a limited company owns the portfolio, then it's liable for corporation tax that is lower than income tax.
4. Use the combined attributes of the portfolio mortgage to withdrawn equity from the portfolio mortgage account and pay your residential mortgage. This increases the portfolio mortgage debt and interest charged, whilst reducing that of the residential mortgage.