



**CENTRAL BANK OF
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Media Release

MORTGAGE MARKET REFERENCE RATE (MMRR) UNCHANGED AT 2.25 PER CENT IN SEPTEMBER 2014

The MMRR remains unchanged at 2.25 per cent in September 2014. Commercial banks and their affiliated non-bank financial institutions are expected to apply the MMRR plus a margin to all existing residential mortgage loans that are due to be re-priced as well as new mortgages granted from September 1, 2014. The margin will be negotiated between the commercial bank and customer. The margin takes into account the customer's credit rating, the location of the property, the size of the down payment and the size and quality of collateral.

The next MMRR announcement is scheduled for December 1, 2014.

September 2, 2014.

Table
Mortgage Market Reference Rates (MMRR)
and Commercial Banks' Residential Mortgage Rates
(Per cent Per Annum)

| | MMRR* | Residential Mortgage Rate (Outstanding mortgages at end of period) | Residential Mortgage Rate (New mortgages during the quarter) |
|------------------|--------------|---|---|
| Mar-2012 | 3.25 | 7.33 | 6.75 |
| Jun-2012 | 3.25 | 7.21 | 6.60 |
| Sep-2012 | 3.00 | 7.07 | 6.40 |
| Dec-2012 | 2.50 | 6.95 | 6.28 |
| Mar-2013 | 2.50 | 6.82 | 5.91 |
| June-2013 | 2.25 | 6.53 | 5.58 |
| Sep-2013 | 2.25 | 6.16 | 5.32 |
| Dec-2013 | 2.25** | 6.00 ^r | 4.84 |
| Mar-2014 | 2.25 | 5.83 | 4.60 |
| Jun-2014 | 2.25 | 5.75 | 4.55 |
| Sept-2014 | 2.25 | - | - |

Source: Central Bank of Trinidad and Tobago.

r - Revised

* The MMRR is announced on the first business day of the last month of the relevant quarter.

** As at December 2, 2013, the MMRR methodology was adjusted to incorporate the 15-year Central Government bond yield rather than the 10-year Central Government bond yield.