

# APPLICANT/ OCCUPANCY SUITABILITY CRITERIA.

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## LIFETIME MORTGAGE

<b>Acceptable applicants / occupancy</b>	Maximum number of applicants: two
	Credit and voters roll searches, incorporating a three year check on the applicant(s)' address history, will be carried out on all applicants
	Applicants must be UK Nationals or EU Nationals or have "indefinite leave to remain in the UK". We may ask for evidence
	Applicants must be a minimum of 55 years of age and if two applicants the youngest must be a maximum of 90 years of age
	Applicants must own and reside in the property. If there are two applicants both must own and reside in the property
	Applicants who are married, cohabiting or in a civil partnership must apply in joint names. If the property is only owned by one of them then the spouse/partner who is not on the title deeds will need legal advice and must be added to the title deeds and mortgage
	Up to two lodgers may reside in the property (i.e. a person who pays rent in return for accommodation, which includes sharing the kitchen, bathroom and other communal areas). Where a tenancy agreement exists or a lodger has independent facilities we will not accept this case
	If family or friends live in the property with the applicant(s) such person(s) will need legal advice and must sign an Occupant's Deed. We do not accept more than six such individuals
	If applicants share ownership of the property with a third party (for example the developer) they must have the third party's interest discharged on or before Completion
	Applications signed under a Power of Attorney. To consider, we will need to see the Power of Attorney document and a valid certified copy of the identification for the individual Power of Attorney(ies)
Annexes sharing council tax banding and services of the main property where the annex is either empty at completion or occupied by either a maximum of two family members or a contracted live-in carer, each of whom signs a Deed of Consent	
<b>Unacceptable applicants / occupancy</b>	Applicants who are undischarged bankrupts, have an undischarged Debt Relief Order, have bankruptcy proceedings commenced against them or have an IVA in place. Applicants who are discharged bankrupts will be considered on an individual basis – please refer
	Applicants who have unsatisfied Charging Orders or more than four CCJs registered against them
	Applicants who have leased the property to any third party
	Properties held in Trust
	Properties with an annex occupied by non-family members (except contracted live-in carer) or which have separate council tax banding and services



It is not possible to list all applicant types and we may consider or decline applicants not listed here. PLEASE NOTE: Our underwriters' decision is final.



For further information visit [www.landghomefinance.com](http://www.landghomefinance.com) or telephone us on **03330 048444** between 8.30am to 5.30pm Monday to Friday. Call charges will vary. Calls may be monitored and recorded.

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