

# PREMIER FLEXIBLE LIFETIME MORTGAGE.

(Minimum loan £250,000)

This is not a consumer advertisement. It is intended for professional advisers only and should not be relied upon by private customers or any other person.

<b>AGE</b>	<ul style="list-style-type: none"> <li>• Minimum 55</li> <li>• Refer cases for customers over the age of 90 years</li> </ul>
<b>LOAN</b>	<ul style="list-style-type: none"> <li>• Minimum £250,000</li> <li>• Any loans over £2,000,000 to be referred</li> <li>• Actual loan amount determined by age and property value</li> </ul>

LOAN TO VALUE (LTVs)	PREMIER FLEXIBLE
AGE	SINGLE AND JOINT LIVES
55	10.0%
56	11.0%
57	12.0%
58	13.0%
59	14.0%
60	15.0%
61	16.0%
62	17.0%
63	18.0%
64	19.0%
65	20.0%
66	21.5%
67	22.5%
68	23.5%
69	25.0%
70	26.5%
71	27.0%
72	28.0%
73	28.5%
74	29.0%
75	30.0%
76	31.0%
77	32.0%
78	33.0%
79	33.5%
80	34.5%
81	35.5%
82	36.5%
83	37.5%
84	38.5%
85 and over	39.5%

<b>INTEREST RATE LONDON AND SOUTH EAST</b>  Lifetime fixed interest rate	<b>3.75% Monthly / 3.82% AER</b>
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<b>INTEREST RATE REST OF UK</b>  Lifetime fixed interest rate	<b>3.74% Monthly / 3.80% AER</b>
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<b>PROPERTY CRITERIA</b>	<ul style="list-style-type: none"> <li>• No minimum value</li> <li>• If flats or maisonettes, 85% of property value will be used</li> <li>• Located in England, Wales or Mainland Scotland</li> <li>• Please refer properties above £4m</li> </ul>
<b>TENURE</b>	<ul style="list-style-type: none"> <li>• Freehold or Leasehold</li> <li>• Leasehold remaining term plus the age of the youngest borrower at completion must be at least 185 years</li> </ul>
<b>DRAWDOWN FACILITY</b>	<ul style="list-style-type: none"> <li>• Limited to the maximum LTV less initial advance</li> <li>• Drawdowns can be requested at any time, minimum £2,000 with no charges</li> <li>• Interest on drawdowns will be charged at fixed rate prevailing at the time of drawdown</li> </ul>
<b>KEY FEATURES</b>	<p><b>No negative equity guarantee</b> – your clients or their estate will not be left with an outstanding debt where the property is sold for the best price reasonably obtainable</p> <p><b>Inheritance Protection at no extra cost</b> – your clients can protect a percentage of their property value at the outset</p> <p><b>Optional Partial Repayments</b> – in any 12 month period, starting on completion and thereafter on each anniversary of completion, your clients can repay up to 10% of the amount(s) drawn with no Early Repayment Charge (ERC). They can make up to four repayments a year, minimum £500 each. Such payments do not restrict access to the drawdown facility</p> <p><b>Portability</b> – your clients can move to another property subject to the property and your client meeting our criteria at the time. Partial repayment may be required if moving to a lower value property. No ERC will be payable on such partial repayments</p>
<b>EARLY REPAYMENT CHARGE (ERC)</b>	<p>No ERC if loan is repaid:</p> <ol style="list-style-type: none"> <li>1. On death of the survivor; or</li> <li>2. On survivor moving into long-term care; or</li> <li>3. On youngest borrower living past the age shown in Section 13 of the KFI/Offer; or</li> <li>4. By the remaining borrower within three years of the death or entry into long-term care of the first borrower; or</li> <li>5. When benchmark rate in offer is less than or equals the Index</li> </ol> <p>ERC is capped at 25% of the amount(s) drawn and linked to movement in UK FTSE Actuaries 15 Year Yield Index (the Index)</p>
<b>BORROWER COSTS AND FEES</b>	<p><b>Arrangement Fee:</b> Currently free</p> <p><b>Valuation Fee:</b> Subject to property value payable up front and refunded at completion see table below</p> <p><b>Legal Fees:</b> Borrower to pay own solicitor's costs and all disbursements</p>
<b>FURTHER BORROWING</b>	Additional borrowing requests considered after 12 months of completion
<b>COMMISSION/ CASH REBATE</b>	Commission is capped at £10,000. Any commission above this amount will be automatically rebated directly to the customer.

### VALUATION FEE SCALE – REFUNDED AT COMPLETION

£100,000 = N/A	Not exceeding £500,000 = N/A	Not exceeding £1,500,000 = £1,011
Not exceeding £150,000 = N/A	Not exceeding £600,000 = £465	Not exceeding £2,000,000 = £1,318
Not exceeding £200,000 = N/A	Not exceeding £700,000 = £567	Not exceeding £2,500,000 = £1,624
Not exceeding £250,000 = N/A	Not exceeding £800,000 = £633	Not exceeding £3,000,000 = £2,033
Not exceeding £300,000 = N/A	Not exceeding £900,000 = £695	Not exceeding £3,500,000 = £2,165
Not exceeding £400,000 = N/A	Not exceeding £1,000,000 = £761	Not exceeding £4,000,000 = £2,426

Please refer cases over £4,000,000 for valuation fee. All valuation fees inclusive of VAT.

**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  
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