

Lenders that look at RIO	Age Range	LTV	Does the product have an end date	Equity Release Qualification needed	Is an LPA Required	How affordability is assessed	Other product features	Minimum Loan	Maximum Loan	Minimum Property Value
Bath BS	Minimum 55 no max age	50%	No max term	Yes	2 Products one with an LPA & one without	Affordability assessed jointly and individually		£50,000	£500,000	£100,000
Buckinghamshire BS	Minimum age 55 no max age	60%	No max term lifetime product	No	Recommended but not mandatory.	Affordability assessed jointly and individually		£25,000	£500,000	£100,000
Family BS	Minimum 65 no max age	50%	No max term	No	No	Standard affordability plus pre-deceased calculation		£45,000	£3,000,000	£120,000
Hanley BS	Minimum 55 no max age	65%	No max term	No	0.50% Discount if LPA in place.	Joint apps, each appl must be able to afford in their own right.	Must be already retired.	£10,000	£750K at 50% £500K at 65%	£50,000
Hinckley & Rugby	Minimum 55 no Max age	60%	No max term	No	No	For joint borrowers affordability on the lowest earner to ensure the ability of surviving borrower to maintain payments.		£75,000	£500,000	£125,000
Hodge Lifetime	Minimum 50(max age at app 85)	70%	No max term	No	No	The loan must be affordable for the entire term. When the loan extends beyond retirement date, this means your client will need sufficient retirement income to continue to afford the loan	10% overpayments during the initial period	£20,000	£1,000,000	£100,000
Ipswich BS	Must be 50 or over.	50%	No max term	No	Recommended but do not insist.	Dual affordability assessment, each applicant must be able to solely afford the mortgage'		£25,000	£500,000	£175,000
Leeds BS	Minimum age 55 no max age (max age at app 80)	55%	No max term	No	No LPA requirement.	The amount which can be borrowed will be based on the borrower's ability to maintain these payments throughout the life of the mortgage.		No minimum	No maximum	£50,000
Mansfield BS	Minimum age 55 no max age	40%	No max term	Yes	LPA required for financial, health & welfare.	We assess affordability on a sole survivor basis if it is a joint application, based on pension income.		£50,000	£250,000	No minimum
Marsden BS	Minimum 55 no max age (max age at app 85)	50%	No max term	No	No LPA requirement.	Joint apps each app to afford in their own right.		£30,000	£750,000	£150,000
Melton Mowbray BS	Must be 65 or over	50%	No max term	No	LPA needs to be registered	Affordability assessed jointly and individually		£25,000	£750,000	£90,000
Newbury BS	Minimum 60 no max age (maximum age at app 99)	50%	No max term	No	Recommend but do not insist.	Retired apps only must be in receipt of pension. For joint borrowers need to base affordability on the surviving borrowers income to pay the loan.		£50,000	£500,000	£125,000
The Nottingham	Minimum 55 no maximum age	40%	No max term	No	No LPA requirement.	Affordability assessment using the current or anticipated income in retirement.		£30,000	£750,000	No minimum
Saffron BS	Must be 55 or over	50%	No max term	No	2 Products one with an LPA & one without	Affordability is assessed on each of the applicants passing affordability on an individual basis. Assessed on pension income only.	Can overpay by 20% per annum	£30,000	£1,000,000	£100,000
Tipton & Coseley BS	Must be over 55	60%	No max term	No	No LPA requirement.	Underwritten purely on pension income and rental. Must be individually able to satisfy affordability.	Must be already retired.	£50,000	£1,000,000	£75,000
Vernon BS	Minimum age 55	50%	No max term	No	Lower rates if LPA in place	Affordability based on pension income. Other income considered if plausible	Offset facility - drawn down funds as required. Repayment option available	£25,000	£750,000	£80,000