

| 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 |
|-----------------------------|---|-----|-----------------------------------|-------------------------------------|---|---|---|--------------|--|
| 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 |
| Buckinghamshire BS | Minimum age 55 no max age | 60% | No max term | No | Recommended but not mandatory. | Assess affordability on sole survivor basis if it is a joint application. | | £25,000 | £500,000 |
| Family BS | Minimum 65 no max age | 50% | No max term | No | No | Standard affordability plus pre-deceased calculation | | £45,000 | £3,000,000 |
| 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% |
| Hinckley & Rugby | Minimum 55 no Max age | 65% | No max term | No | 0.50% Discount if LPA in place | For joint borrowers affordability on the lowest earner to ensure the ability of surviving borrower to maintain payments. | | £75,000 | £500,000 |
| Hodge Lifetime | Minimum 50 (max age at app 88) | 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. Hodge Early Repayment Promise (if loan redeemed after sale and vacation of security property, ERCs waived) | £20,000 | £1,500,000 |
| Ipswich BS | Must be 50 or over. | 50% | No max term | No | Recommended but do not insist. | We assess affordability on death of either applicants (if joint) | | £25,000 | £500,000 |
| LiveMore Capital | Minimum 55 no Max age 55 | 75% | No Max Term | No | No Requirement | For joint applicants the loan must remain affordable for the surviving applicant | 10% overpayment PA during the promotional period | £10,000 | £1,250,000 Plus product fee can be added |
| 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 |
| 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 |
| Marsden BS | Minimum 55 no max age (max age at app 85) | 55% | No max term | No | No LPA requirement. | Joint apps each app to afford in their own right. | | £30,000 | £750,000 |
| 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 | £1,000,000 |
| 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 |
| 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 |

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|--------------------------------|--------------------|-----|-------------|----|--|--|------------------------------|---------|------------|
| 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 |
| Tipton & Coseley BS | Must be over 55 | 60% | No max term | No | No LPA requirement. | Underwritten against verifiable income from a pension or other sustainable source, such as investments or rental income. Your client must be aged 55 or over and receiving verifiable pension income. For joint applications, both of your clients must be aged 55 or over and each applicant must be able to individually satisfy affordability | Must be already retired. | £50,000 | £1,000,000 |
| Vernon BS | Minimum age 55 | 50% | No max term | No | Lower rates if LPA in place | Affordability based on pension income. Earned income considered if plausible | Repayment Option Available | £25,000 | £750,000 |

**Minimum
Property Value**

£100,000

£100,000

£120,000

£50,000

£125,000

£100,000

£175,000

Minimum property value £125,000 (ex-local authority flats £250,000).

£50,000

No minimum

£150,000

£90,000

£125,000

No minimum

| |
|---|
| £100,000 |
| £75000 (for properties within the M25 this increases to £250,000) |
| £100K |