

FLEXIBLE LIFETIME MORTGAGE.

With our Flexible Lifetime Mortgage your clients won't have to make any monthly payments. Instead the interest is added to the amount they owe each month. This means we charge interest on the loan plus any interest already added. The lifetime mortgage is usually repaid from the sale of their home when they die or move out of their home into long term care.

LOAN TO VALUE (LTVs) FOR SINGLE AND JOINT LIVES

AGE	FLEXIBLE	FLEXIBLE PLUS	FLEXIBLE MAX	FLEXIBLE MAX PLUS
55	11.5%	16.0%	21.2%	24.0%
56	12.5%	17.0%	22.4%	25.0%
57	13.5%	18.0%	23.6%	26.0%
58	14.5%	19.0%	24.8%	27.0%
59	15.5%	20.0%	26.0%	28.0%
60	17.0%	21.0%	27.5%	29.5%
61	18.0%	22.0%	28.5%	31.0%
62	19.0%	23.0%	29.5%	32.0%
63	20.0%	24.0%	30.5%	33.0%
64	21.0%	25.0%	31.4%	34.0%
65	22.5%	26.5%	32.2%	35.1%
66	24.0%	28.0%	32.5%	36.2%
67	24.8%	29.0%	33.5%	37.3%
68	25.6%	30.0%	34.5%	38.4%
69	27.0%	31.5%	35.5%	39.5%
70	28.5%	33.0%	36.6%	41.1%
71	29.7%	34.0%	37.7%	42.2%
72	30.5%	35.0%	39.0%	43.4%
73	31.2%	35.5%	40.0%	44.6%
74	31.7%	36.0%	41.0%	45.8%
75	32.4%	37.0%	42.0%	47.0%
76	33.2%	38.0%	43.0%	48.0%
77	34.0%	39.0%	44.0%	49.0%
78	35.0%	40.0%	45.5%	50.0%
79	35.5%	41.0%	46.5%	50.5%
80	36.5%	42.0%	48.0%	51.5%
81	37.5%	43.0%	49.0%	52.5%
82	38.5%	44.0%	49.4%	53.0%
83	39.5%	45.0%	49.8%	53.0%
84	40.5%	46.0%	50.2%	53.0%
85 and over	41.5%	47.0%	50.5%	53.0%

INTEREST RATE LONDON AND SOUTH EAST	3.75% Monthly 3.82% AER 2% CASHBACK* 3.95% Monthly 4.02% AER £599 FEE** 3.72% Monthly 3.78% AER	4.12% Monthly 4.20% AER 2% CASHBACK* 4.31% Monthly 4.40% AER £599 FEE** 4.08% Monthly 4.16% AER	4.88% Monthly 4.99% AER 2% CASHBACK* 5.07% Monthly 5.19% AER £599 FEE** 4.84% Monthly 4.95% AER	5.65% Monthly 5.80% AER 2% CASHBACK* 5.84% Monthly 6.00% AER £599 FEE** 5.61% Monthly 5.76% AER
Choice of lifetime fixed interest rates – all with free valuation fee				

INTEREST RATE REST OF UK	3.74% Monthly 3.80% AER 2% CASHBACK* 3.93% Monthly 4.00% AER £599 FEE** 3.70% Monthly 3.76% AER	4.08% Monthly 4.16% AER 2% CASHBACK* 4.28% Monthly 4.36% AER £599 FEE** 4.04% Monthly 4.12% AER	4.84% Monthly 4.95% AER 2% CASHBACK* 5.03% Monthly 5.15% AER £599 FEE** 4.80% Monthly 4.91% AER	5.59% Monthly 5.74% AER 2% CASHBACK* 5.78% Monthly 5.94% AER £599 FEE** 5.56% Monthly 5.70% AER
Choice of lifetime fixed interest rates – all with free valuation fee				

* 2% cash back payable on completion

**£599 arrangement fee



AGE	<ul style="list-style-type: none"> • Minimum 55 • Refer cases for customers over the age of 90 years
LOAN	<ul style="list-style-type: none"> • Minimum £10,000 • Any loans over £750,000 to be referred • Actual loan amount determined by age and property value
PROPERTY CRITERIA	<ul style="list-style-type: none"> • Minimum value £100,000 (£150,000 for ex-council, ex-housing association and ex-MOD) • If flats or maisonettes, 85% of property value will be used • Located in England, Wales or Mainland Scotland • Please refer properties above £4,000,000
TENURE	<ul style="list-style-type: none"> • Freehold or Leasehold • Leasehold remaining term plus the age of the youngest borrower at completion must be at least 185 years
KEY FEATURES	<p>No negative equity guarantee – 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>Inheritance Protection at no extra cost – your clients can protect a percentage of their property value at the outset</p> <p>Optional Partial Repayments – 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 Charges (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>Portability – 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>
DRAWDOWN FACILITY	<ul style="list-style-type: none"> • Limited to the maximum LTV less initial advance • Drawdowns can be requested at any time, minimum £2,000 with no charges • Interest on drawdowns will be charged at fixed rate prevailing at the time of drawdown
EARLY REPAYMENT CHARGE (ERC)	<p>No ERC if loan is repaid:</p> <ol style="list-style-type: none"> 1. On death of the survivor; or 2. On survivor moving into long-term care; or 3. On youngest borrower living past the age shown in Section 13 of the KFI/Offer; or 4. By the remaining borrower within three years of the death or entry into long-term care of the first borrower; or 5. When benchmark rate in offer is less than or equals the Index <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>
BORROWER COSTS AND FEES	<p>Arrangement Fee: £599 on selected products (see **) otherwise free. This fee can be added to the loan in excess of maximum LTVs</p> <p>Valuation Fee: Currently free</p> <p>Legal Fees: Borrower to pay own solicitor's costs and all disbursements</p>
FURTHER BORROWING	Additional borrowing requests considered after 12 months of completion
COMMISSION/CASH REBATE	Commission is capped at £10,000. Any commission above this amount will be automatically rebated directly to the customer
VALUATION FEE SCALE	Currently free

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www.landghomefinance.com
or telephone us on **03330 048444**
between 8.30am to 5.30pm Monday
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