

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.

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 £250,000 • Any loans over £2,000,000 to be referred • Actual loan amount determined by age and property value

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%

INTEREST RATE LONDON AND SOUTH EAST Lifetime fixed interest rate	3.82% Monthly / 3.89% AER
INTEREST RATE REST OF UK Lifetime fixed interest rate	3.80% Monthly / 3.87% AER



PROPERTY CRITERIA	<ul style="list-style-type: none"> • No minimum value • If flats or maisonettes, 85% of property value will be used • Located in England, Wales or Mainland Scotland • Please refer properties above £4m
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
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
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 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>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>
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: Currently free</p> <p>Valuation Fee: Subject to property value payable up front and refunded at completion see table below</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 – 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
 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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