Later life mortgages

Flexible lending criteria to meet your clients needs

We know how important it is to make your clients feel at ease when it comes to making decisions about their retirement.

We lend on a range of different property types, and through our later life mortgages, we're confident you'll find the products to help your clients enjoy a brighter retirement. We've highlighted examples of our suitability criteria to help you navigate some of those trickier cases, or perhaps you weren't aware that we covered these in the first place.

1 Cohabiting partners

Cohabiting unmarried couples where property in single name and there's a Deed of Consent in place.

2 Flat roofs

Flat roofs where 50% or more forms part of an extension, or properties originally built with 100% flat roof will be considered.

3 Flats

We lend on flats on or below the 10th floor **if** there's a lift. Otherwise, up to five storeys and the flat must be located on floor three and below. Over 10 can be considered.

4 Listed properties

We are happy to consider historical properties with a special interest. This includes homes which are listed as either Grade 2 or Grade 2* and Grade B and C in Scotland.

All lending is based on the valuer's comments and made on a case by case basis. For more information, please see our **Later Life Mortgages Suitability Criteria**.

5 Annexes

We consider properties with an annexe if it's part of the legal title with shared services to the main building. This also includes properties where the annexe may have a different council tax band to the main property.

6 Acreage and livestock

We review lending requests for properties with more than 10 acres. This may suit clients who enjoy a rural lifestyle and keep livestock for non-commercial purposes.

7 Close proximity to a commercial business

Whether your client's home is above, below or adjacent to a commercial property, we can consider their application.

8 Commercial use at the property

Our lending criteria means we consider properties that enable the homeowner to run their business from home.

Examples of these include:

- A childminder
- A hairdresser
- A music teacher
- A physiotherapist

Properties with business rates or mixed usage on council tax cannot be considered.

To find out more, contact your dedicated account manager, or:

Call 03330 048 444

Monday to Friday, 8.30am – 5.30pm.
Call charges will vary. Calls may be recorded and monitored.

Email adviser.support@landghomefinance.com

If you're contacting us by email, please remember not to send any personal, financial or banking information, because email is not a secure method of communication.

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