

Later Life Mortgages

Suitability Criteria

Legal & General are a specialist mortgage lender in the later life mortgage market. Loans will only be advanced when Legal & General have completed full and thorough investigations to ensure validity of the applicant and suitability of security. **For the Legal & General Retirement Interest Only (RIO) mortgage there will be a requirement to assess affordability.**

Compliance with these criteria does not imply a guarantee of a mortgage and Legal & General reserve the right at our absolute discretion to add or change these criteria at any time.

Property Types		
Criteria	Physical Valuations	Desktop Valuations
Houses and Bungalows that are acceptable as mortgage security to a bank or building society	✓	✓
Second homes that are not the main residence	✗	✗
Properties in England and Wales and mainland Scotland	✓	✓
Properties in the Isle of Wight	Considered	Considered
Other Isles; Northern Ireland, Scilly Isles, Isle of Man and the Channel Isles	✗	✗
Minimum Property Value – Houses and Bungalows (Flexible Violet and Income LTM not available on properties valued between £70,000–£99,999)	£70,000	£100,000
Minimum Property Value – Flat, Maisonettes and ex-local authority, ex-housing association and ex-MoD	£100,000	£100,000
Maximum Property Value	£2,000,000 Refer cases above this	£2,000,000
Flats and Maisonettes – 85% of the property value will be considered	✓	✗
Bed-sits and Studios	✗	✗
Flats above or below commercial properties, or properties adjacent to commercial properties For information on classification of commercial properties see legalandgeneral.com/adviser/further-details	Considered	✗

Property Types continued

Criteria	Physical Valuations	Desktop Valuations
<ul style="list-style-type: none"> Up to 5 storeys with no lift Up to 10 storeys with a lift Between five and ten storeys with no lift, if flat is located on floor 3 and below 	✓	✗
Freehold flats	✗	✗
Flats/maisonettes with no block building insurance	✗	✗
Age restricted properties (5% reduction on LTV's)	✓	✗
Sheltered housing (5% reduction on LTV's)	Considered	✗
Retirement Villages (65% of the property value will be considered)	Considered	✗
Service charge and Ground Rent combined exceed 1.5% of the property value	✗	✗
Re-sale fee exceeds 3% of the property value	✗	✗
<p>New build properties are defined as properties up to two years old or being occupied for the first time with NHBC Certificate, Building Warranty, or acceptable Professional Consultant Certificate</p> <p>Details of acceptable New Build Warranties can be found at legalandgeneral.com/adviser/further-details</p>	✓	✗
<p>Properties between two – ten years old with NHBC Certificate, Building Warranty or acceptable Professional Consultant Certificate</p> <p>Details of acceptable New Build Warranties can be found at legalandgeneral.com/adviser/further-details</p>	✓	✓
<p>Properties in poor state of repair or in need of full refurbishment;</p> <p>or properties deemed unacceptable by a valuer due to major restrictions on saleability</p>	✗	✗
Certain properties upon agreement that repair works will be carried out upon completion or receipt of the monies	Considered	✗
Properties without mains water, or have water supplied from a Bore Hole or private water source	✗	✗
<ul style="list-style-type: none"> Annexes sharing council tax banding and services of the main property, where the annexe is either empty at completion or occupied by either a maximum of two family members or on a contracted live-in carer, each of whom signs a Deed of Consent With separate council tax banding can be considered but must be part of the main legal title and have no separate services 	✓	✗
Properties defective under the 1984 housing act	✗	✗

Property Types continued

Criteria	Physical Valuations	Desktop Valuations
Properties with Buildings Insurance with onerous terms or excesses	✗	✗
Properties:		
<ul style="list-style-type: none"> • With onerous restrictive covenants (i.e. agricultural ties) • Where spray foam insulation has been applied in the loft space • Which have flooded in the last five years, or where our flood risk data indicates a higher risk of flooding • Subject to Equity share schemes • Structural movement underpinned in the last five years • Progressive structural movement 	✗	✗
Japanese Knotweed		
Within 7 metres of boundary but more than 7 metres away from habitable spaces, conservatory and/or garage of the property	✓	✗
Solar Panels – owned	✓	✗
Solar Panels – air space lease. The lease must meet UK Finance Guidance. A copy of the lease must be provided prior to application.	✓	✗
Properties with extension exceeding 50% of total floor area	✗	✗
Caravans or Park Homes	✗	✗

Property Tenure

Criteria	Physical Valuations	Desktop Valuations
Freehold or Leasehold. Absolute ownership in Scotland. For leasehold, age of the youngest applicant at completion, plus remaining lease term, must be at least 175 years	✓	✓
Properties with up to 15% flying freehold	✓	✓
England and Wales Grade 2; Scotland Grade C Listed Buildings	✓	✗
England and Wales Grade 1 and Grade 2* Scotland Grade A and Grade B Listed Buildings	✗	✗

Construction

Criteria	Physical Valuations	Desktop Valuations
Timber framed properties built after 1960	✓	✓
Timber framed properties built before 1900	Considered	✗
Timber framed properties built between 1900–1960	✗	✗
Brick and solid stone	✓	✓
Steel framed built before 2001 or steel-clad properties	✗	✗
Wimpey no fines or Mundic properties with current A1 category report held	✓	✓
<ul style="list-style-type: none"> • Other types of concrete; Prefabricated reinforced concrete (PRC) and non A1 Mundic concrete or High Alumina cement properties • Large panel systems (LPS) 	✗	✗
Standard Construction	✓	✓
Single Skin Construction up to 15% – this can include a kitchen or bathroom provided there is only one wall that is single skin	Considered	✗
Single skin construction of the full building, above ground floor or housing habitable rooms	✗	✗
Tiled or Slate roof building	✓	✓
<ul style="list-style-type: none"> • Property originally built with a flat roof • Property with a flat roof where 50% or more of the roof forms part of an extension 	Considered	✗
Thatched roof buildings	✗	✗

Land

Criteria	Physical Valuations	Desktop Valuations
Any property that is up to 5 acres	✓	✓
Any property that is between 5–15 acres	Considered	✗
Any property that is above 15 acres	✗	✗
Properties:		
<ul style="list-style-type: none"> • Near or including contaminated land or waste • Where the access is shared with a family member or a commercial business, they also own • Where any part of the property is used for farming (arable or pastoral), providing any form of commercial income including renting of land to other parties • Where there is livestock on the property • Small holdings 	✗	✗

Occupancy

Criteria	Physical Valuations	Desktop Valuations
Up to two lodgers may reside in the property. A lodger is a person who pays rent in return for accommodation which includes sharing a kitchen, bathroom, and other communal areas	✓	✓
If family or friends live in the property with the applicants, they will need legal advice and must sign a deed of consent	Considered	Considered
Where a tenancy agreement exists, or a lodger has independent facilities	✗	✗
If applicants share ownership of the property with a third party (for example, the developer) they must have the third party's interest discharged before completion	✓	✓
Pre-emption for current market value	Considered	Considered
Buy-back clause or pre-emption relating to the property being sold	✗	✗
Bed and Breakfast where the property has not been modified and has no paid employees	Considered	✗
Commercial use at the property: <ul style="list-style-type: none"> The property must be occupied and used exclusively by the applicant for their own business purpose The surveyor must be able to value the property on a residential basis ignoring any business use The property must be capable of being sold as a standard residence without extensive modification and expense. The surveyor must be aware of the full usage of the property at the time of instruction The property must be wholly or predominantly classified as residential under planning legislation 	✓	✗

Power of Attorney

Criteria	Physical Valuations	Desktop Valuations
Property and Financial LPA submitted with ID and Residency Proof for Attorney. Please refer to sales support for further guidance	✓	✓
<ul style="list-style-type: none"> Health and Welfare Lasting Power of Attorney or Scottish equivalent Spousal LPA Same attorney acting for both applicants 	✗	✗

Applicant Suitability

Criteria	Lifetime Mortgage	RIO Mortgage
Affordability assessed	N/A	Please see RIO Lending Policy (legalandgeneral.com/lending-policy)
Consider applicant suitability for valuation selection based on Government Covid-19 Guidelines	Refer to Property Valuation Guide	Refer to Property Valuation Guide
Is this type of Valuation suitable for all customers?	Refer to Property Valuation Guide	Refer to Property Valuation Guide
Applicants must be a minimum of 55 years and if two applicants, the youngest must be a maximum of 90 years at the time of application and complete within 6 months of the youngest borrower turning 91	✓	✓
Maximum number of two applicants	✓	✓
Applicants must own and reside in the property as their main residence	✓	✓
Applicants who are married, cohabiting or in a civil partnership must apply in joint names. If the property is owned by one of them, then the spouse or partner who is not on the title deeds will need legal advice to be added to the title deeds and mortgage	✓	✓
Applicants who have leased the property to any third party	✗	✗
For re-mortgages, at application at least one applicant must have owned and lived in the property for at least 6 months	N/A	✓
Joint tenancy or tenants in common	✓	✓
Properties held in trust	✗	✗
Applicants must be UK nationals. Foreign nationals must have indefinite leave to remain in the UK. We may ask for evidence of this.	✓	✓
Credit and voters roll searches: incorporating a three-year check on the applicant(s) address history will be carried out on all applicants	✓	✓
Missed Payments:	N/A	<ul style="list-style-type: none"> currently up to date with credit commitments
<ul style="list-style-type: none"> secured loans and/or rental payments 	N/A	<ul style="list-style-type: none"> no missed payments in last 12 months
	N/A	<ul style="list-style-type: none"> no more than one missed payment in last 24 months
<ul style="list-style-type: none"> unsecured loans 	N/A	<ul style="list-style-type: none"> max one missed payment in last 12 months

Applicant Suitability continued

Criteria	Lifetime Mortgage	RIO Mortgage
County Court Judgements	Up to 4 CCJ's (no unsatisfied charging orders)	<ul style="list-style-type: none"> • Maximum 2 • Total amount <£500 • Registered more than 36 months ago • Satisfied within 6 months of registration
Defaults	N/A	Maximum one (registered within last 36 months) total amount not exceeding £150
Bankruptcy/IVA/Sequestration	Discharged/satisfied before application	<ul style="list-style-type: none"> • Discharged/satisfied for a minimum of 72 months • No further adverse credit since IVA
Applicants with any arrears currently outstanding on any credit commitments	✓	✗
Applicants who have missed more than one unsecured loan payment in the last 12 months	✓	✗
Debt Management Plan	✓	If satisfied for at least 72 months
Applicants who have had a Re-Possession take place	✗	✗
Debt Consolidation	✓	Up to £30,000
Applicants who have taken out a Payday Loan or Home Credit Loan	✓	✗

It is not possible to list all applicant and property types. We may consider or decline applicants or properties not listed here. PLEASE NOTE: Our underwriter's decision is final.

For more information

Visit legalandgeneral.com/adviser/retirement

Call us on **03330 048 444**

8.30am to 5.30pm, Monday to Friday.

Call charges will vary. Calls may be monitored and recorded.

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