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**JUST.**

## JUST FOR YOU LIFETIME MORTGAGE

# LENDING CRITERIA GUIDE

Acceptable	Not acceptable	Refer for individual consideration (J1-J4 series only)
<b>Property location</b>		
<ul style="list-style-type: none"> <li>England, Wales, Mainland Scotland and Northern Ireland<sup>1</sup></li> </ul> <p><sup>1</sup>Only J1-J4 series are available in Northern Ireland</p>	<ul style="list-style-type: none"> <li>Scottish Islands, Isle of Man or Channel Islands</li> <li>Rural areas with low demand and limited local amenities</li> </ul>	
<b>Property value and condition</b>		
<ul style="list-style-type: none"> <li>Properties valued at £70,000 or more in a good state of repair<sup>2</sup></li> <li>Ex local authority or M.O.D. houses valued at £100,000 or more in a good state of repair</li> <li>Flats and maisonettes up to 85% of the product LTV</li> </ul> <p><sup>2</sup>J6 series minimum property value £100,000</p>	<ul style="list-style-type: none"> <li>Properties valued below £70,000</li> <li>Properties in poor repair, needing major essential works, or significant renovation or alteration</li> <li>Ex local authority or M.O.D. houses valued below £100,000</li> </ul>	<ul style="list-style-type: none"> <li>Properties valued at £70,000 or more that require minor works</li> </ul>
<b>Property tenure</b>		
<ul style="list-style-type: none"> <li>Freehold</li> <li>Leasehold (J1-J4 series only) – subject to minimum remaining term of 120 years</li> <li>Absolute ownership</li> <li>Joint tenancy or tenants in common</li> <li>Properties with up to 15% flying freehold</li> </ul>	<ul style="list-style-type: none"> <li>Commonhold</li> <li>Freehold flats and maisonettes</li> <li>Leasehold term below 120 years</li> <li>Freehold Estate Rent Charges managed by private maintenance companies</li> <li>Properties with restricted ownership covenants</li> </ul>	<ul style="list-style-type: none"> <li>Ground rent above 0.2%, or ground rent and service charge combined above 2.5% of property value</li> <li>Service charge exceeds £15,000</li> <li>Flying freehold above 15% of the overall property floor area</li> <li>Tyneside flats</li> </ul>
<b>Ownership/Occupancy</b>		
<ul style="list-style-type: none"> <li>Property to be fully owned by the customer(s) and occupied as their main residence. Spouse &amp; Civil Partners must be owners of the property</li> <li>Every occupier over the age of 17 that's not named on the mortgage must sign a deed of consent (England, Wales &amp; Northern Ireland)</li> </ul>	<ul style="list-style-type: none"> <li>Shared ownership</li> <li>Right to Buy within pre-emption period</li> <li>Rented property</li> <li>More than two lodgers/tenants</li> <li>Properties subject to a trust</li> </ul>	<ul style="list-style-type: none"> <li>Registered owners who wish to sign over their interest for the equity release to proceed</li> <li>Any person that has an interest or any previous interest in the property must be added to the mortgage as a joint borrower</li> </ul>
		<ul style="list-style-type: none"> <li>One or two lodger(s)/tenant(s)</li> <li>Occupiers over 17 years old who lack mental capacity to be referred (J1-J6)</li> <li>Properties that are partly used for minimal commercial activity</li> </ul>

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Property construction			
<ul style="list-style-type: none"><li>• Brick</li><li>• Concrete blocks</li><li>• Stone/Flint</li><li>• Post-1965 timber frame</li><li>• Laing Easiform II</li><li>• Wimpey No-Fines</li><li>• Tile and slate roofs</li><li>• Wattle and daub in good condition</li><li>• Properties with owned solar panels, or with a suitable lease</li><li>• Properties with up to 50% flat roof (100% for blocks of flats)</li><li>• Cob construction</li><li>• Crosswall Construction (party walls are masonry)</li><li>• Steel frame – modern method flats</li><li>• Steel frame – modern method houses and bungalows built post-2000</li></ul>	<ul style="list-style-type: none"><li>• Single skin</li><li>• Pre-fabricated</li><li>• Properties built entirely from wood</li><li>• Pre-1965 timber frame</li><li>• Timber frame with cavity wall insulation added subsequently</li><li>• Property with spray foam insulation within the roof void</li><li>• Steel frame (except modern method constructed blocks of flats)</li><li>• Cast in-situ concrete</li><li>• Poured concrete</li></ul>	<ul style="list-style-type: none"><li>• Concrete panel</li><li>• Large Panel Systems</li><li>• Unrepaired system built and designated defective under Housing Defect Act 1984, superseded by the Housing Act 1985 and Housing (Scotland) act 1987 and Northern Ireland Housing Order 1986</li><li>• Approved repair schemes authorised by PRC Homes</li><li>• Laing Easiform 1</li><li>• Steel frame houses and bungalows built pre-2000</li></ul>	<ul style="list-style-type: none"><li>• Pre-1900 timber frame</li><li>• Thatched roofs</li><li>• Properties with over 50% flat roof (J1-J6)</li><li>• Modern methods of construction (with acceptable warranty)</li></ul>
Property type			
<ul style="list-style-type: none"><li>• Residential houses and bungalows</li><li>• Ex-Local authority maisonette flats (max 2 storey, min value £100K, in good condition)</li><li>• Leasehold maisonettes and flats (85% of the LTV)</li><li>• Up to 10 acres of land subject to no agricultural restriction</li><li>• Private drainage where the septic tank is shared by no more than 4 properties</li><li>• Properties with up to 5 bedrooms</li></ul>	<ul style="list-style-type: none"><li>• Mobile/park homes and caravans</li><li>• Houseboats</li><li>• Second/holiday homes and investment properties bought to let</li><li>• Properties with commercial usage, including kennels/ catteries, animal shelters, B&amp;Bs or holiday lets (Airbnb considered for annex)</li><li>• Smallholdings or properties with agricultural ties or livestock</li><li>• Properties, including any outbuildings or garden land, that have flooded in the last 5 years, are threatened by coastal erosion or are in a significant risk of flooding area</li><li>• Age-restricted and sheltered accommodation valued at less than £200,000 or is a new build property</li><li>• Grade I and II* listed buildings England</li><li>• Category A &amp; B Scotland</li><li>• Category A &amp; B+ Northern Ireland</li><li>• Properties where underpinning has taken place within the last three years</li></ul>	<ul style="list-style-type: none"><li>• Sites close to areas impacted by fracking</li><li>• Properties where power cables span overhead, or close proximity, which adversely affect resaleability</li><li>• Properties within 75 metres of pylons, and/or mobile phone masts (does not apply to overhead power cables on wooden poles, where resaleability is not impacted)</li><li>• Properties with an annexe or self-contained accommodation if not occupied by a relative or carer</li><li>• Properties adjacent to commercial premises or in a predominantly commercial location that affect resaleability</li><li>• Properties with occupancy restrictions</li><li>• Properties with more than 7 bedrooms</li><li>• Properties which, in the opinion of the surveyor, are not readily saleable</li><li>• Private water supply</li></ul>	<ul style="list-style-type: none"><li>• Grade II listed buildings</li><li>• B1 &amp; B2 Northern Ireland</li><li>• Category C Scotland</li><li>• Properties with between 6-7 bedrooms (J1-J6)</li><li>• Properties adjacent to commercial properties that do not affect resaleability</li><li>• Annexes or self-contained accommodation occupied by relatives, carers or max 2 Airbnb occupiers</li><li>• Age-restricted and sheltered accommodation subject to a maximum 2/3 LTV cap, minimum value of £200,000, resale fee below 3%, and is not a new build property – other restrictions apply</li><li>• &gt; 10 acres of land subject to no agricultural restrictions – valuation to be based on maximum 5 acres (J1-J6)</li></ul>

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Flats		
<ul style="list-style-type: none"><li>• Blocks of up to 6 floors (over 4 floors must be serviced by a working lift)</li><li>• Multi storey blocks with external wall cladding systems deemed acceptable by Surveyor</li><li>• Studio flats – min 30sqm within the M25 (85% of product LTV)</li></ul>	<ul style="list-style-type: none"><li>• Ex-local authority and housing association flats</li><li>• Deck or balcony access flats</li></ul>	<ul style="list-style-type: none"><li>• Above or adjacent to commercial property that affect resaleability</li><li>• Multi storey blocks with external wall cladding systems and deemed unacceptable by the Surveyor</li><li>• Flats in blocks of 7 floors or more (except properties with external wall cladding system, which are deemed unacceptable by the Surveyor)</li><li>• Flats above or adjacent to commercial properties that do not affect resaleability</li></ul>
Acceptable	Not acceptable	
Applicant suitability		
<ul style="list-style-type: none"><li>• Applications will be accepted on behalf of applicants by attorneys where there is an Ordinary, Enduring, or Lasting Power of Attorney</li><li>• Applicants must have been resident in the UK for a minimum of the last 3 years in order to confirm residency and credit history</li><li>• UK Nationals or have permanent right to reside/indefinite leave to remain in the UK</li><li>• Satisfactorily discharged from bankruptcy</li><li>• Up to 5 satisfied CCJs/Charging orders with accumulative value of £10,000 per application</li><li>• DMP that is satisfied in full, prior to or at completion</li><li>• IVA that is satisfied in full, prior to or at completion</li></ul>	<ul style="list-style-type: none"><li>• Power of Attorney applications where the purpose of the loan cannot be adequately established as being in the interests of the applicant or where one applicant has power of attorney over the other applicant</li><li>• Applicants who have not been resident in the UK for a minimum of the last 3 years</li><li>• Applicants with unspent criminal convictions unless a minor traffic offence</li><li>• Current bankruptcy or bankruptcy restriction orders</li><li>• CCJs/Charging orders not fully satisfied prior to application or more than 5 satisfied CCJs/Charging orders or that total more than £10,000</li><li>• DMP that is not being satisfied in full, prior to or at completion</li><li>• IVA that is not being satisfied in full, prior to or at completion</li></ul>	
Deposit & purpose of loan		
<ul style="list-style-type: none"><li>• Gifted deposit by family member (donor gifted deposit letter required)</li><li>• Just will lend for most purposes where the applicant will reside in the mortgage property, some examples of these are:<ul style="list-style-type: none"><li>– Gifting money to family</li><li>– Repaying secured and unsecured debt</li><li>– Home improvements</li><li>– Second home for applicants personal use</li><li>– Car purchase</li><li>– Care in the home</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Gifted deposit over £200,000</li><li>• Just is unable to consider the following purposes:<ul style="list-style-type: none"><li>– Timeshare purchases</li><li>– Property from Property Investment Club (PIC)</li><li>– Investment or currency speculation</li><li>– Business investment</li></ul></li><li>• Where the vendor will remain in the property</li><li>• Remortgage within 6 months</li></ul>	
Newly Built properties		
<p>New Build warranty required for properties less than 10 years old:</p> <ul style="list-style-type: none"><li>• Advantage HCI</li><li>• Build Assure</li><li>• Building Life Plan (BLP)</li><li>• Build Zone</li><li>• Castle 10 (Sometimes called Checkmate)</li><li>• Global Home Warranties 10 Year Structural Defects Insurance Policy</li><li>• NHBC</li><li>• ICW (International Construction Warranties)</li><li>• LABC</li><li>• Premier</li><li>• Protek</li><li>• Q Policy</li><li>• PCC (refer for further information)</li></ul>	<ul style="list-style-type: none"><li>• Age-restricted and sheltered accommodation</li></ul>	

If you're unsure about whether your criteria is acceptable, simply get in touch with us.

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## FOR MORE INFORMATION

Call: **0345 302 2287** Email: **support@wearejust.co.uk**  
Or visit: **justadviser.com**

Lines are open Monday to Friday, 8.30am to 5.30pm

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