

JUST FOR YOU LIFETIME MORTGAGE

ACCEPTABLE PROPERTIES

FULL INTERNAL VALUATIONS

| Acceptable | Not acceptable | Refer for individual consideration |
|--|---|---|
| Property location | | |
| <ul style="list-style-type: none"> England, Wales, Mainland Scotland and Northern Ireland* <p>*Series J2.5, J3, J4, J5 & J6 are not available in Northern Ireland</p> | <ul style="list-style-type: none"> Isle of Man or Channel Islands Rural areas with low demand and limited local amenities | <ul style="list-style-type: none"> Larger Scottish Islands e.g. The Orkneys & Shetland Isles* <p>*J1-J5 series only</p> |
| Property value and condition | | |
| <ul style="list-style-type: none"> Properties valued at £70,000 or more in a good state of repair* Ex local authority or M.O.D. houses valued at £100,000 or more in a good state of repair* <p>*J6 minimum property value £150,000</p> | <ul style="list-style-type: none"> Properties valued below £70,000 | <ul style="list-style-type: none"> Properties in poor repair, needing major essential works, or significant renovation or alteration Ex local authority or M.O.D. houses valued below £100,000 |
| Property tenure | | |
| <ul style="list-style-type: none"> Freehold Leasehold (J1-J5 series only) – subject to minimum remaining term of 120 years Absolute ownership | <ul style="list-style-type: none"> Commonhold Freehold flats and maisonettes Leasehold term below 100 years Freehold Estate Rent Charges managed by private maintenance companies | <ul style="list-style-type: none"> Ground rent above 0.1%, or ground rent and service charge combined above 1.5% of property value Service charge exceeds £15,000 Flying freehold above 15% of the overall property floor area Tyneside flats |
| Ownership/Occupancy | | |
| <ul style="list-style-type: none"> Property to be fully owned by the customer(s) and occupied as their main residence. Spouse & Civil Partners must be owners of the property | <ul style="list-style-type: none"> Shared ownership Right to Buy within pre-emption period Rented property More than two lodgers/tenants | <ul style="list-style-type: none"> Properties subject to a trust Registered owners who wish to sign over their interest for the equity release to proceed |
| Property construction | | |
| <ul style="list-style-type: none"> Brick Concrete blocks Stone/Flint Post-1965 timber frame Laing Easiform II Wimpey No-Fines Tile and slate roofs Wattle and daub in good condition* Properties with owned solar panels, or with a suitable lease Properties with up to 30% flat roof <p>*J1-J5 series only</p> | <ul style="list-style-type: none"> Single skin Pre-fabricated Properties built entirely from wood Pre-1965 timber frame Timber frame with cavity wall insulation added subsequently Property with spray foam insulation within the roof void Steel frame Cast in-situ concrete Poured concrete | <ul style="list-style-type: none"> Concrete panel Large Panel Systems 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 Approved repair schemes authorised by PRC Homes Cross wall construction Laing Easiform 1 |

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| Property type | | |
| <ul style="list-style-type: none"> Residential houses and bungalows Leasehold maisonettes and flats Up to 5 acres of land subject to no agricultural restriction | <ul style="list-style-type: none"> Mobile/park homes and caravans Houseboats Second/holiday homes and investment properties bought to let Properties with commercial usage, including kennels/catteries, animal shelters, B&Bs or holiday lets Smallholdings or properties with agricultural ties or livestock 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 with no active flood mitigation management in place Age-restricted and sheltered accommodation valued at less than £200,000 or less than 3 years since construction Grade I and II* listed buildings England | <ul style="list-style-type: none"> Category A & B Scotland Category A & B Northern Ireland Properties where underpinning has taken place within the last three years Sites close to areas impacted by fracking Properties within 75 metres of pylons, overhead power cables and/or mobile phone masts Properties with an annexe or self-contained accommodation if not occupied by a relative or carer Properties adjacent to commercial premises or in a predominantly commercial location that affect resaleability Studio flats Properties with more than 7 bedrooms Properties which, in the opinion of the surveyor, are not readily saleable Private water supply |
| <ul style="list-style-type: none"> Grade II listed buildings Category C Northern Ireland Category C Scotland Properties with between 5-7 bedrooms Properties adjacent to commercial properties that do not affect resaleability Properties in significant risk of flooding areas with active flood management mitigations in place and acceptable building insurance in place to cover flood risk on acceptable commercial terms Annexes or self-contained accommodation occupied by relatives or carers Age-restricted and sheltered accommodation subject to a maximum 2/3 ltv cap, minimum value of £200,000, resale fee below 3% and more than 3 years since construction. Other restrictions apply* <p>*J1-J5 series only</p> | | |
| Flats | | |
| <ul style="list-style-type: none"> Blocks of up to 6 floors (over 4 floors must be serviced by a working lift) Multi storey blocks with external wall cladding systems deemed acceptable by Surveyor | <ul style="list-style-type: none"> Ex-local authority and housing association flats Deck or balcony access flats | <ul style="list-style-type: none"> Above or adjacent to commercial property that affect resaleability Multi storey blocks with external wall cladding systems and deemed unacceptable by the Surveyor |
| <ul style="list-style-type: none"> Flats in blocks of 7 floors or more (except properties with external wall cladding system, which are deemed unacceptable by the Surveyor) Flats above or adjacent to commercial properties that do not affect resaleability | | |

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

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

Please note your call may be monitored and recorded and call charges may apply.

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