

**JUST FOR YOU LIFETIME MORTGAGE**

# ACCEPTABLE PROPERTIES

## DESKTOP VALUATIONS

Desktop valuations are not available on J6 series

Acceptable	Not acceptable	Refer for individual consideration
<b>Property location</b>		
<ul style="list-style-type: none"> <li>England, Wales, Northern Ireland and mainland Scotland</li> </ul>	<ul style="list-style-type: none"> <li>Scottish Islands</li> <li>Isle of Man or Channel Islands</li> </ul>	<ul style="list-style-type: none"> <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 £100,000 or more in a good state of repair</li> <li>Maximum Property value for Greater London is £2m - for the rest of England, Wales, Northern Ireland &amp; mainland Scotland, the maximum value is £1m</li> <li>Ex local authority or M.O.D. houses valued at £100,000 or more in a good state of repair</li> </ul>	<ul style="list-style-type: none"> <li>Properties valued below £100,000</li> <li>Properties within Greater London valued at over £2m - for the rest of the UK, properties that are valued over £1m</li> </ul>	<ul style="list-style-type: none"> <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> <li>Properties valued at £100,000 or more that require minor works</li> </ul>
<b>Property tenure</b>		
<ul style="list-style-type: none"> <li>Freehold</li> <li>Leasehold - subject to minimum remaining term of 120 years</li> <li>Absolute ownership</li> </ul>	<ul style="list-style-type: none"> <li>Commonhold</li> <li>Freehold flats and maisonettes</li> <li>Leasehold term below 100 years</li> <li>Freehold Estate Rent Charges managed by private maintenance companies</li> </ul>	<ul style="list-style-type: none"> <li>Ground rent above 0.1%, or ground rent and service charge combined above 1.5% 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> <li>Estate Rent Charges where estate owners own one share each in a resident controlled estate management company</li> <li>Leases subject to a minimum remaining term of between 100 - 119 years may be subject to a reduction in the loan to value available</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> </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> </ul>	<ul style="list-style-type: none"> <li>Properties subject to a trust</li> <li>Registered owners who wish to sign over their interest for the equity release to proceed</li> <li>One or two lodger(s)/tenant(s)</li> </ul>
<b>Property construction</b>		
<ul style="list-style-type: none"> <li>Brick</li> <li>Concrete blocks</li> <li>Stone/Flint</li> <li>Tile and slate roofs</li> <li>Properties with owned solar panels, or with a suitable lease</li> <li>Properties with a flat roof for rooms which are not habitable e.g. porch or garage</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</li> <li>Cast in-situ concrete</li> <li>Poured concrete</li> <li>Properties with a portion of flat roof where the roof is for a habitable room</li> <li>Concrete panel</li> <li>Large Panel Systems</li> <li>Cross wall construction</li> </ul>	<ul style="list-style-type: none"> <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>Pre-1900 timber frame</li> <li>Thatched roofs</li> <li>Modern methods of construction (with acceptable warranty)</li> <li>Post-1965 timber frame</li> <li>Laing Easiform II</li> <li>Wimpey No-Fines</li> <li>Wattle and daub in good condition</li> </ul>

Acceptable	Not acceptable	Refer for individual consideration
<b>Property type</b>		
<ul style="list-style-type: none"> <li>Residential houses and bungalows</li> <li>Leasehold maisonettes and flats</li> <li>Up to 1 acres of land subject to no agricultural restrictions</li> <li>Properties built between 1850 and 2017</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</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 with no active flood mitigation management in place</li> <li>Age-restricted and sheltered accommodation valued at less than £200,000 or less than 3 years since construction</li> <li>Grade I, II and II* listed buildings England</li> <li>Office to residential conversions</li> <li>Period Properties (built pre 1850)</li> <li>New build properties (built within the last 24 months)</li> <li>Private water supply</li> </ul>	<ul style="list-style-type: none"> <li>Category A, B &amp; C Scotland</li> <li>Category A, B &amp; C Northern Ireland</li> <li>Properties where underpinning has taken place within the last three years</li> <li>Sites close to areas impacted by fracking</li> <li>Properties within 75 metres of pylons, overhead power cables and/or mobile phone masts</li> <li>Properties with an annexe or self-contained Accommodation</li> <li>Properties adjacent to commercial premises or in a predominantly commercial location that affect resaleability</li> <li>Studio flats</li> <li>Properties with more than 7 bedrooms</li> <li>Properties which, in the opinion of the surveyor, are not readily saleable</li> <li>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</li> </ul>
<b>Flats</b>		
<ul style="list-style-type: none"> <li>Blocks of up to 6 floors (over 4 floors the flat must be serviced by a working lift) with acceptable EWS1 or built pre-1996 of traditional construction and with no visible evidence of combustible external material relating to the wall system</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> </ul>
<ul style="list-style-type: none"> <li>Properties with between 5-7 bedrooms</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 more than 3 years since construction. Other restrictions apply</li> </ul>		

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

## FOR MORE INFORMATION

Call: 0345 302 2287 Email: [support@wearejust.co.uk](mailto:support@wearejust.co.uk) Or visit: [justadviser.com](http://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.

Please contact us if you would like this document in an alternative format.

