

JUST FOR YOU LIFETIME MORTGAGE

ACCEPTABLE PROPERTIES



Acceptable	Not acceptable	Refer for individual consideration	
Property location			
<ul style="list-style-type: none"> England, Wales, mainland Scotland and Northern Ireland* * Series, J3, J4 & J5 are not available in Northern Ireland 	<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. <ul style="list-style-type: none"> - The Orkneys - The Shetland Isles 	
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 	<ul style="list-style-type: none"> Properties valued below £70,000 Properties in poor repair, needing major essential works, or significant renovation or alteration 	<ul style="list-style-type: none"> Ex local authority or M.O.D. houses valued below £100,000 	<ul style="list-style-type: none"> Properties valued at £70,000 or more that require minor works
Property tenure			
<ul style="list-style-type: none"> Freehold Leasehold – 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 Flying freehold above 15% of the overall property floor area Tyneside flats 	<ul style="list-style-type: none"> Estate Rent Charges where estate owners own one share each in a resident controlled estate management company Leases subject to a minimum remaining term of between 100 – 119 years may be subject to a reduction in the loan to value available
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 or 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 	<ul style="list-style-type: none"> One or two lodger(s)/tenant(s)
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 	<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 	<ul style="list-style-type: none"> Pre-1900 timber frame Thatched roofs Properties with over 30% flat roof Modern methods of construction (with acceptable warranty)

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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 restrictions 	<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"> Grade II listed buildings Category C Scotland Category C Northern Ireland 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
Flats		
<ul style="list-style-type: none"> Blocks of up to 6 floors (over 4 floors must be serviced by a working lift) 	<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 Flats in blocks of 7 floors or more Flats above or adjacent to commercial properties that do not affect resaleability

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**

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

Email: support@wearejust.co.uk

Or visit our website for further information: justadviser.com

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

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