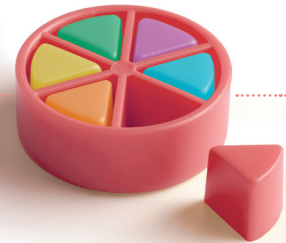


JUST FOR YOU LIFETIME MORTGAGE AT A GLANCE



The Just For You Lifetime Mortgage has been designed to provide customers with an initial lump sum, with options to take extra amounts in the future as well as monthly interest payment options.

Product details

	J1	J2	J3	J4	J5
LTV range	Please see details on page 3				
Cash facility option	✓	✓	✓	✓	✓
Monthly payment option	✓	✓	✓	✓	✓
Medical enhancement	X	X	X	X	✓
	An enhancement to J5 LTVs only is available on an underwritten basis depending on client medical conditions				
Lending location	England, Wales, Scotland and Northern Ireland		England, Wales and Scotland		
Maximum loan / facility	£800,000 England, Wales, and Scotland. £250,000 Northern Ireland		£800,000 England, Wales and Scotland		
Minimum age at application (youngest life)	55				
Maximum age at application (youngest borrower in the case of a joint application)	<ul style="list-style-type: none"> • No maximum age if not making monthly payments • Maximum age of 80 if monthly payment option selected 				
Minimum initial advance	<ul style="list-style-type: none"> • £10,000 without monthly payment option • £20,000 with monthly payment option 				
Minimum property value	£70,000 £100,000 for ex-local authority houses				
Legal fees	Customers pay their own legal fees				

Monthly payments option:

This option must be selected on the initial advance and continue to be paid in order to then make any monthly payments on additional borrowing prior to the Offer letter being issued.

A reduction to the roll-up interest rate will apply for customers who decide to pay some or all of the monthly interest amount. The higher the percentage of interest paid each month, the greater the reduction to the roll-up interest rate:

- If servicing >0.01% of the monthly interest amount there will be a 0.01% reduction.
- If servicing >25.01% of the monthly interest amount there will be a 0.10% reduction.
- If servicing >50.01% of the monthly interest amount there will be a 0.15% reduction.
- If servicing >75.01% of the monthly interest amount there will be a 0.30% reduction.

Payment amount	£25 to 100% of the monthly interest amount.
Payment date	1st or 15th of each month fixed at outset.
Payment holidays	<ul style="list-style-type: none"> • Customers can request one payment holiday of up to three consecutive months in each 12 month period after completion providing they give us one months' notice. • The monthly interest not paid during the payment holiday will be added to the loan and roll up on a compound basis.
Stopping payments	<ul style="list-style-type: none"> • Customers can stop making monthly payments at any time. • Once they have stopped making monthly payments they are not able to restart. • Once payments have stopped the customers lifetime mortgage will switch to a full roll up of interest basis for the remainder of the term and the interest rate applicable to the loan will increase.

Please see our **Guide to Acceptable Properties** for property and lending criteria applicable to our lifetime mortgage.

Cash facility option:

This option must be selected prior to the Offer letter being issued.

If customers choose this option, the interest rate for the initial advance and any subsequent borrowing will be higher than if the option is not chosen. Currently, if this option is selected a 0.05% increase will apply to the interest rate applicable.

Cash facility	Up to the maximum LTV less the initial advance (subject to an unused cash facility of £200,000).
Minimum additional advance release	£2,000

Product details

Early Repayment Charges (ERC)	<ul style="list-style-type: none"> Between 0% and 20% of each advance depending on movement in benchmark interest rate. For joint borrowers, no ERC is payable if the lifetime mortgage is repaid within three years of the first customers death or move into permanent long term care. Please see our Early Repayment Guide.
Repayment of our lifetime mortgage	The lifetime mortgage must be repaid within 12 months from when the last borrower has died, or permanently moved into long term care.
ERC free partial repayments	<p>This option is only valid if customers are not making monthly payments.</p> <ul style="list-style-type: none"> Up to 10% of each advance in each 12 month period following completion of the advance. No more than a total of 6 payments in each 12 month period. Minimum £500 per payment. Minimum overall balance of £10,000.
Moving home	Our lifetime mortgage can be transferred to a new property, providing the new property is the customer's main residence and meets our lending criteria at the time.
No Negative Equity Guarantee	This means that when the property is sold after the last borrower dies or has moved into permanent long term care, the customers or their beneficiaries will not have to repay more than the sale proceeds even if they are less than the amount owed. Subject to Terms & Conditions being met.

Please see **A Guide to your Cash Facility** for more information.

How much can customers borrow? (Loan to value for single and joint life cases)

An uplift to J5 LTVs is available on an underwritten basis depending on client medical conditions.

Youngest customer age	J1	J2	J3	J4 Single Life	J4 Joint Life	J5 Single Life	J5 Joint Life
55	15.0	21.6	24.0	25.9	23.1	25.9	23.1
56	16.0	22.6	25.0	26.9	24.1	26.9	24.1
57	17.0	23.6	26.0	27.9	25.1	27.9	25.1
58	18.0	24.9	27.0	28.9	26.1	28.9	26.1
59	19.5	26.3	28.0	29.9	27.1	29.9	27.1
60	21.0	27.6	31.1	33.0	29.5	34.1	34.1
61	22.0	28.7	32.1	34.0	31.0	35.1	35.1
62	23.0	29.7	33.1	35.0	32.2	36.1	36.1
63	24.0	30.7	34.1	36.0	33.4	37.1	37.1
64	25.0	31.6	35.1	36.8	34.7	38.1	38.1
65	26.5	32.6	36.1	37.7	35.9	39.1	39.1
66	28.0	33.6	37.1	38.8	37.8	40.1	40.1
67	29.0	34.6	38.1	39.9	38.9	41.1	41.1
68	30.0	35.6	39.1	41.0	40.0	42.1	42.1
69	31.5	36.6	40.1	42.0	41.0	43.1	43.1
70	33.0	37.6	41.2	43.0	42.0	44.1	44.1
71	34.0	38.6	42.3	43.7	42.7	45.1	45.1
72	35.0	39.6	43.5	44.9	43.9	46.1	46.1
73	35.5	40.6	44.7	46.1	45.1	47.1	47.1
74	36.0	41.6	45.9	47.3	46.3	48.1	48.1
75	37.0	42.6	47.5	47.9	47.9	49.1	49.1
76	38.0	43.6	48.5	50.2	49.2	50.1	50.1
77	39.0	44.6	49.5	51.4	50.4	51.1	51.1
78	40.0	45.6	50.5	52.0	51.0	52.1	52.1
79	41.0	46.6	51.0	52.5	51.5	53.1	53.1
80	42.0	48.4	52.0	54.0	53.0	54.1	54.1
81	43.0	49.4	53.0	54.5	53.5	54.5	54.1
82	44.0	49.8	53.5	55.0	54.0	55.0	54.1
83	45.0	50.2	53.5	55.5	54.5	55.5	54.5
84	46.0	50.6	53.5	56.0	55.0	56.0	55.0
85+	47.0	51.1	54.5	56.5	55.5	56.5	55.5

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FOR MORE INFORMATION

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