

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	J2.5	J3	J4	J6
LTV range	Please see details on page 3					
Cash facility option	✓	✓	✓	✓	✓	✓
Monthly payment option	✓	✓	✓	✓	✓	✓
Medical enhancement	✓	✓	✓	✓	✓	X
Lending location	England, Wales, Scotland and Northern Ireland				England, Wales and Scotland	
Maximum loan / facility	£1,000,000 England, Wales, and Scotland. £500,000 Northern Ireland				£800,000	
Minimum age at application (youngest life)	55					
Maximum age at application	85					
Minimum initial advance	£10,000 without monthly payment option £20,000 with monthly payment option					
Minimum property value	£70,000 £100,000 for ex-local authority houses					£100,000
Legal fees	Customers pay their own legal fees					

Servicing interest with monthly payments:

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 of the monthly interest amount. Customers who choose to pay 25.01% or more of the monthly interest amount can benefit from a reduction ranging between 0.2% to 1.0% to the roll-up interest rate, depending on the Just For You Lifetime Mortgage chosen.

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.
Partial repayments	Customers making monthly interest payments are unable to make ERC free partial overpayments.

Please see our **Lending Criteria Guide** 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.

Cash facility	Up to the maximum LTV less the initial advance (subject to an unused cash facility of £200,000).
Minimum drawdown	£2,000
Minimum further advance	£5,000

Medically underwritten option

This option must be selected at outset and health conditions and lifestyle factors must be provided before the offer letter is issued.

Depending upon the underlying customer need, customers who qualify for this option may be able to borrow a higher initial advance or achieve their borrowing requirements at a lower rate of interest than an 'equivalent' healthy customer.

Green Mortgage Discount Feature

Available across the entire Just For You Lifetime Mortgage range, this feature reduces the standard interest rate for those whose property has a valid Energy Performance Certificate (EPC) rating of A, B or C.

For more information on the Green Mortgage Discount Feature, please visit justadviser.com/green-mortgage-discount-feature

Product details

Early Repayment Charges (ERC)	<ul style="list-style-type: none"> For joint borrowers, no ERC is payable if the lifetime mortgage is repaid within three years of the first customer's 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 (applies only to those who are not making monthly interest payments)	<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 life (SL) and joint life (JL) cases

Youngest customer age	J1	J2	J2.5	J3	J4	J6
	SL & JL	SL & JL	SL & JL	SL & JL	SL & JL	SL & JL
55	2.00%	5.30%	7.00%	9.00%	12.00%	23.00%
56	3.00%	6.30%	8.00%	10.00%	13.00%	24.00%
57	4.00%	7.30%	9.00%	11.00%	14.00%	25.00%
58	5.00%	8.30%	10.00%	12.00%	15.00%	26.00%
59	6.50%	9.40%	11.00%	13.00%	16.50%	27.00%
60	8.00%	11.20%	13.70%	15.70%	18.00%	29.70%
61	9.00%	12.80%	15.30%	17.30%	19.00%	31.30%
62	10.00%	13.80%	16.20%	18.20%	20.00%	32.20%
63	11.00%	14.80%	17.20%	19.20%	21.00%	33.20%
64	12.00%	15.90%	18.20%	20.20%	22.00%	34.20%
65	13.50%	17.00%	19.20%	21.20%	23.50%	35.20%
66	15.00%	18.00%	20.20%	22.20%	25.00%	36.20%
67	16.00%	19.00%	20.70%	22.70%	26.00%	36.70%
68	17.00%	20.00%	21.70%	23.70%	27.00%	37.70%
69	18.50%	21.00%	22.70%	24.70%	28.50%	38.70%
70	20.00%	22.00%	24.00%	26.00%	30.00%	40.00%
71	21.00%	23.00%	25.20%	27.20%	31.00%	41.20%
72	22.00%	24.00%	26.40%	28.40%	32.00%	42.40%
73	22.50%	25.10%	27.60%	29.60%	32.50%	43.60%
74	23.00%	26.10%	28.70%	30.70%	33.00%	44.70%
75	24.00%	27.20%	30.00%	32.00%	34.00%	46.00%
76	25.00%	28.20%	31.00%	33.00%	35.00%	47.00%
77	26.00%	29.30%	32.10%	34.10%	36.00%	48.10%
78	27.00%	30.20%	33.00%	35.00%	37.00%	49.00%
79	28.00%	31.20%	33.60%	35.60%	38.00%	49.60%
80	29.00%	32.00%	34.50%	36.50%	39.00%	50.50%
81	29.00%	32.00%	34.50%	36.50%	39.00%	50.50%
82	29.00%	32.00%	34.50%	36.50%	39.00%	50.50%
83	29.00%	32.00%	34.50%	36.50%	39.00%	50.50%
84	29.00%	32.00%	34.50%	36.50%	39.00%	50.50%
85	29.00%	32.00%	34.50%	36.50%	39.00%	50.50%

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FOR MORE INFORMATION

Call: **0345 302 2287**

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

Calls may be monitored and recorded, and call charges may apply.

Email: **support@wearejust.co.uk**

Or visit our website for further information: **justadviser.com**

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