

A guide to Royal London Equity Release

Who we are, our benefits
and our product range



Who we are

At Royal London, we believe in doing things differently. We're the UK's largest a life, pensions and investment company, owned by our members, not shareholders. That means we can focus on long-term value, not short-term gains. And it means we're free to build products, technology and partnerships that serve the people who matter most: you and your clients.

Our equity release offering

We're the exclusive provider of Royal London Equity Release products, a carefully designed range of Lifetime Mortgages that help homeowners unlock the value in their homes when it matters most.

Whether your client is planning ahead or navigating a change right now, we've created options that offer flexibility, control and reassurance. All our products are available across England, Wales and Scotland, with competitive rates and features shaped by adviser feedback.

Here's what sets us apart:

Three options, tailored to different needs

Choose from Principal, Core Standard or Core Premier.

Strength you can rely on

Products are backed by Royal London's mutual strength, with funding partnerships that support individual underwriting and consistent decisions.

Designed with advisers, for advisers

From product features to portal functionality, we shape what we do based on real insight from the adviser community.

What really sets us apart is our team. We are not just experts, we're listeners, and we value your feedback and trust. We are always looking to improve our service and we strive to ensure that you and your clients are satisfied throughout the Lifetime Mortgage journey.



How we've got your back

We're here to make equity release easier. Not just for your clients, but for you too. That means practical support, responsive service and flexibility when it matters most.

Here's what you can count on:

Real people, real help

Our friendly team is just a call away. Whether it's pre-application checks, portal support or product training, you'll speak with someone who gets it, not a chatbot.

Decisions that make sense

We assess every case on its own merits. With in-house underwriting and strong funding partnerships, we're able to go beyond the tick-box when your client needs something different.

Products that move with you

Adviser feedback helps shape how our products evolve. So when you share what's working (and what's not), we listen and take action.

Help that keeps going

We'll keep you in the loop post-completion too, with updates on drawdowns and redemptions so you can stay connected with your client long after the deal's done.

Why your clients can feel confident, too

Helping your client unlock the value in their home is a big step. Our Lifetime Mortgages are designed to offer flexibility, reassurance and a sense of control when it matters most.

Here's what they'll value:

Time to think, without pressure

Clients get a 21-day rate lock from the moment you source a product, even before you generate a KFI. So they can reflect, not rush.

A rate that reflects their next birthday

If they're within 50 days of a birthday, we can quote based on their next age. That could mean a better deal, sooner than expected.

Support with energy efficiency

Clients choosing a Standard or Premier product can get a free EPC through our partnership with Vibrant, helping them understand their home's performance.

Never just a number

Our customer service team genuinely cares about helping people. Whether it's a quick check-in or something more complex, they'll do what they can to make things clearer, easier and less stressful.

Standard product table

Core product range

Age range	55-84 and 364 days
Loan range	£10,000 - £1,000,000 (England) £10,000 - £540,000 (Wales and Scotland)
Minimum property value	£125,000 (£150,000 for ex-council properties)
Maximum property value	£2,000,000 in England, or £1,000,000 in Wales and Scotland
Drawdown facility option	Yes - minimum release £2,000
Application fee free option	This product is always fee-free
Partial repayments	Yes - up to 10% the total cash advanced within each 12-month period. Maximum 12 payments per year, minimum £50 per payment
Downsizing early repayment charge exemption	Yes - no charge applies if ported to a suitable new property. Or, after 5 years from the date of the initial advance, the loan is repaid as a result of selling the property and moving to another property which does not meet our lending criteria
Fixed early repayment charges	Yes - 10% in year 1, 9% in year 2, 8% in year 3, 7% in year 4, 6% in year 5, 5% in year 6, 4% in year 7, 3% in year 8. 2% in year 9, 1% in years 10-15 and 0% thereafter
Exception of early repayment charges on death/admission into long-term care of a partner	Yes - within 3 years if one partner passes away or moves into long-term care

Premier product table

Core product range

Please note our Premier product is only available for properties in England.

Age range	55-84 and 364 days
Loan range	£100,000 - £2,000,000 Loans over £2,000,000 are subject to approval
Minimum property value	2,000,001
Maximum property value	No maximum limit
Drawdown facility option	Yes - minimum release £2,000
Application fee free option	This product is always fee-free
Partial repayments	Yes - up to 10% the total cash advanced within each 12-month period. Maximum 12 payments per year, minimum £50 per payment
Downsizing early repayment charge exemption	Yes - no charge applies if ported to a suitable new property. Or, after 5 years from the date of the initial advance, the loan is repaid as a result of selling the property and moving to another property which does not meet our lending criteria
Fixed early repayment charges	Yes - 10% in year 1, 9% in year 2, 8% in year 3, 7% in year 4, 6% in year 5, 5% in year 6, 4% in year 7, 3% in year 8, 2% in year 9, 1% in years 10-15 and 0% thereafter
Exception of early repayment charges on death/admission into long-term care of a partner	Yes - within 3 years if one partner passes away or moves into long-term care

Principal product table

Age range	55 - 89 and 364 days
Loan range	Minimum loan size £10,000 (England, Wales and Scotland)
Minimum property value	£125,000 (£150,000 for ex-council properties)
Maximum property value	£2,000,000 in England, or £1,000,000 in Wales and Scotland
Drawdown facility option	Yes - minimum release of £2,000, and maximum facility, the lower of initial loan multiplied by 3, or maximum LTV available at point of sale less the initial loan
Application fee free option	This product is always fee-free
Partial repayments	Yes, up to 10% the total cash advanced within each 12-month period. Maximum 12 payments per year, minimum £50 per payment
Downsizing early repayment charge exemption	Yes, no charge applies if ported to a suitable new property. Or, after 5 years from the date of the initial advance, the loan is repaid as a result of selling the property and moving to another property which does not meet our lending criteria
Fixed early repayment charges	Yes – 9% in year 1, 8% in year 2, 7% in year 3, 6% in year 4, 5% in year 5, 4% in year 6, 3% in year 7, and 0% from year 8 onwards
Exception of early repayment charges on death/admission into long-term care of a partner	Yes, within 3 years if one partner passes away or moves into long-term care



Chris Flowers

Intermediary Sales Director

07555315349

chris.flowers@royallondonequityrelease.com



Lindsey Hudson

Field BDM North

07477128081

lindsey.hudson@royallondonequityrelease.com



Inken Franklin

Field BDM West

07477129307

inken.franklin@royallondonequityrelease.com



Janet Greenland

Telephone BDM

01752 963 859

janet.greenland@royallondonequityrelease.com

How to register with Royal London Equity Release

Step 1

If you are interested in registering to access the Royal London Equity Release product range, please visit us online today at: equityrelease.royallondon.com/adviser/register.

Step 2

Once you have submitted the registration documents online, we will be in touch to confirm your registration is complete.

Step 3

You will now be able to access our products on Air Sourcing, Advise Wise and Iress The Exchange, as well as directly through us.

If you require additional assistance or you have any questions about the Royal London Equity Release products, please contact our Business Development Team.

01752 858 222

bdteam @royallondonequityrelease.com



We're happy to provide your documents in a different format, such as Braille and large print, just ask us when you get in touch.

“Royal London Equity Release” is a trading name of Responsible Lending Limited. Responsible Lending Limited uses Royal London branding under licence from Royal London Marketing Limited. “Royal London”, the “Royal London logo” and “Royal London Equity Release” are registered trade marks of The Royal London Mutual Insurance Society Limited. Responsible Lending Limited is authorised and regulated by the Financial Conduct Authority and is entered on the Financial Services Register under reference 763158. Registered in England and Wales under company number 09801855. Registered office: Princess Court, 23 Princess Street, Plymouth PL1 2EX. Responsible Lending Limited is a wholly owned subsidiary of the Royal London Group. Being a wholly owned subsidiary of the Royal London Group does not alter Responsible Lending Limited’s regulatory responsibilities.