



A guide to Royal London Equity Release

Who we are, our benefits and our product range



This is for financial adviser use only and shouldn't be relied upon by any other person.

Who is Royal London Equity Release?

Royal London Equity Release may be one of the newer entrants to the equity release lending market, but we bring something distinctive: the strength and heritage of Royal London combined with a commitment to responsible lending and adviser-led product design.

Our approach is rooted in a holistic view of retirement, helping you to support your clients with solutions that integrate later-life lending into broader financial planning. Backed by the UK's largest mutual life, pensions and investment company, we offer flexible Lifetime Mortgage products designed to deliver long-term value, transparency and trust.

Embedding those mutual values, our leaders can prioritise customer outcomes, ensuring that you and your clients benefit from trusted products and dedicated support throughout the lifetime of the loan.

Our later life lending solutions

We provide the Royal London Equity Release product range, a carefully designed suite of Lifetime Mortgages that allow homeowners to unlock the value held in their home.

Whether your client is planning for the future or navigating a change right now, our solutions aim to provide flexibility and control. Our products may be suitable for a variety of homeowners over the age of 55 across England, Wales and Scotland. We consider Consumer Duty throughout our product design process, with features informed by adviser insight that aim to provide good customer outcomes.

What do we offer?

Three options, to support a range of client needs

We provide three simple Lifetime Mortgage solutions. Your clients can choose from our Core Standard, Core Premier and Principal products.

Strength that you can rely on

We're backed by Royal London, which means that you and your clients can benefit from the credibility and security of a lender backed by a well-established name.

Designed with advisers, for advisers

From product features to portal functionality, our offering is shaped by real insight from the adviser community. We're not just experts, we're listeners, and we value your feedback and trust. We're always looking to improve our service, and we strive to ensure that you and your clients are satisfied throughout the Lifetime Mortgage journey.

We've got your back

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

What can you expect from us?

Real people, real help

Our friendly team are just a call away. Whether you're seeking pre-application checks, portal support or product information, you'll speak with someone who gets it, not a chat-bot. We'll ensure you're kept in the loop too, providing updates on drawdowns and redemptions so you can stay connected with your clients.

Decisions that make sense

We assess each case on its own merits. With flexible underwriting across all of our products, we may have the option to go beyond a tick-box when your client needs something different.

Products that adapt with your feedback

Adviser feedback helps shape the evolution of our products. We're committed to constantly adapting our products based on what's working and what's not.

Technology that meets your needs

We designed our Broker Portal to streamline the Lifetime Mortgage journey. With an integrated quote-to-application system, real-time case tracking and simple product selection, you can trust our in-house platform to guide you through each case with ease.

Why your clients can feel confident too

Deciding to unlock property wealth is a big decision and we take our responsibilities seriously. From the products we offer, to the service we provide post-completion, we'll work alongside you to provide reassurance to your clients throughout the Lifetime Mortgage journey.

What can your clients expect?

Never just a number

Our Customer Service Team care about helping your clients to feel comfortable, no matter their concern. Whether it's a quick check-in, or support through a change in circumstances, they will do what they can to make things clearer, easier and less stressful.

More time to think

Clients get a 21-day rate lock from the moment you source a product, even before you generate a KFI. This gives them more time to reflect on their big decision, without the pressure of a tight deadline.

Rates that reflect their next birthday

If your client is within 50 days of a birthday, we can quote based on their upcoming age. That could mean that they receive a better rate to reflect their future, not just their present.

Support with energy efficiency

Clients who choose our Core Standard or Core Premier products can get a free EPC through our partnership with Vibrant, which will help them to understand their home's energy performance.

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-local authority 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	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 year 10 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

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	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 year 10 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

Exclusive: Our Premier Concierge Service

Benefit from the expertise of a dedicated team member, who will help to guide your high-value case through to completion. This service may include pre-application case reviews, to catch any potential issues earlier.

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

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-local authority 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 based on 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	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



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How to register with Royal London Equity Release

Step 1

If you would like to provide the Royal London Equity Release product range to your clients, visit us online today at equityrelease.royallondon.com/adviser/register.

Step 2

Submit your registration documents online. Once your documents have been processed, we'll be in touch to confirm your registration is complete. You will also gain access to our Broker Portal as part of the registration process.

Step 3

You will now have full access to our product range. You'll be able to find our products on your chosen sourcing platform, as well as directly through our Broker Portal.

If you require additional assistance, or you have any questions about the Royal London Equity Release product range, our Equity Release Specialists Team are on hand to help.

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