



Underwriting criteria

Principal product



Lifetime Mortgage product overview

Our Principal product has been designed to meet the needs of homeowners across England, Wales and Scotland, with flexible underwriting, 7 years of Early Repayment Charges and a Drawdown facility option. The key information about this product is outlined below.

Principal product

Our Principal product allows an applicant to borrow a minimum of £10,000 across England, Wales, and Scotland.

The maximum loan amount will be based on loan to value (LTV) and age of the customer.

The minimum property value is £125,000 (£150,000 if it is an ex-local authority property).

The maximum property value is £2,000,000 in England and £1,000,000 in Wales and Scotland.

Drawdowns are available on this product.

Product eligibility

Our product is available to applicants who:

- Own (or are purchasing) a property in England (including the Isle of Wight), Wales or mainland Scotland. The property must be the applicant's primary residence.
- Are at least 55 years old and up to 89 years and 364 days (we can accept joint applications for homeowners over this age, providing that the youngest applicant meets this criteria).
- Have the right to permanently reside in the UK.

Get in touch with our equity release specialists

For further information, our equity release specialists are available via phone and email.

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Property criteria

*Case-by-case situations are to be evaluated on individual contingencies.

Property type			Construction		
Acceptable	Unacceptable	Case-by-case	Acceptable	Unacceptable	Case-by-case
Freehold houses and bungalows.	Freehold flats unless the applicant also owns the leasehold.	–	Cavity with outer walls of brick/block/stone (can be rendered).	Mundic.	–
Absolute ownership (Scotland).		–	225mm solid brick or stone.	Pre-Cast Reinforced Concrete (PRC).	–
Leasehold flats, maisonettes and studios.	Possessory titles which cover the property and/or majority of the plot.	–	Post 1970 timber frame with brick/stone/rendered blockwork.	Pre-1970 timber frames (unless pre-1900 period style).	–
Leasehold houses and bungalows where local authority is not freeholder.	Flying freehold over 15% of the total floor area.	–	Partial timber cladding acceptable up to 50% of property.	Steel frame houses and bungalows.	–
Flying freehold up to 15% of the total floor area.	Properties with restrictions on occupancy.	–	Period timber frame pre 1900.	Laing easi-form solid concrete wall construction (built pre 1940).	–
			Post 2000 steel frames.		–
			Poured in situ no fines construction (built post 1940).		–
			Wattle and Daub.	Large Panel System (LPS) houses/bungalows/flats houses/bungalows/flats.	–
			Cross wall construction (built post 1960).	Modern methods of construction (MMC).	–
			Laing easi-form cast in situ cavity wall construction (built post 1940).		–

If a property is leasehold, the following minimum lease terms apply:

Youngest applicant age	Minimum lease term remaining at application
55-60	125 years
61-65	119 years
66-70	114 years
71-75	109 years
76-80	104 years
81+	100 years

Roof			Ground rent and service charges			
Acceptable	Unacceptable	Case-by-case	Acceptable	Unacceptable	Case-by-case	
Pitched tile/slate.	Roofs treated internally or externally with coatings/foam after original construction.	–	Service charge up to £1,500 outside of M25.	Ground rent which increases over and above the retail price index (RPI).	Service charge over £1,500 outside of M25.	
Thatched roof of reed or straw, provided they are in good condition.		–	Service charge up to £2,500 inside of M25.		Service charge over £2,500 inside of M25.	
Flat roof up to 100% on LTV 1-18.		–	Increasing ground rent is acceptable if it doubles every 25 years and falls within the acceptable parameters.		–	Ground rent over 0.25% of property value.
Flat roof up to 50% of habitable areas on LTV 19 upwards..		–			–	–
Spray foam applied during construction of property provided BBA approved, guaranteed and building certificates are available.		–			–	–

Flats and maisonettes			Rent and estate changes		
Acceptable	Unacceptable	Case-by-case	Acceptable	Unacceptable	Case-by-case
Flats/maisonettes acceptable in blocks up to 4 storeys in height.	Ex-local authority flats.	Studio flats.	Rent charge under £25.	–	Rent charges over 0.1% of the property value.
–	Tyneside flats.	Blocks greater than 4 storeys can be considered but only if the property is considered to be in an affluent or prestigious area.	Estate rent charges up to 0.1% of the property value.	–	Third party management companies/agents reviewed subject to specific pricing mechanism or cap on charges.
–	–				

LTV to be calculated based on 92% of the value.

Solar panels		
Acceptable	Unacceptable	Case-by-case
Solar panels owned by the borrower.	–	Leased solar panels.

Business use		
Acceptable	Unacceptable	Case-by-case
One room used as a home office/study.	–	Properties (including outbuildings and plot) used for commercial or business purposes depending on the type of business.

Location and infrastructure		
Acceptable	Unacceptable	Case-by-case
Small overhead lines such as telephone lines.	Properties above or directly attached to commercial premises. Properties where the valuer indicated that saleability will be affected by proximity to infrastructure or commercial premises such as railways etc. Close proximity to high voltage apparatus such as pylons and sub stations.	Properties where commercial premises are visible from the property.
Smaller sub-stations located on residential streets.		
– – –		

Acreage		
Acceptable	Unacceptable	Case-by-case
Properties with up to 5 acres of land.	Properties with more than 5 acres of land.	–
		–
	–	–
	–	–

Drainage		
Acceptable	Unacceptable	Case-by-case
Private drainage e.g septic tanks.	–	Shared drainage on an estate of housing between more than 4 properties. There must be a formal agreement in place for access and maintenance and regular payments.
Shared drainage e.g septic tanks between up to 4 properties. There must be an formal agreement in place for access and maintenance.	–	
	–	
	–	

Annexes

Acceptable	Unacceptable	Case-by-case
Acceptable providing there are no more than two units (main residence and annexe). The annexe can have its own living areas and must be on the same title and council tax as the main residence.	Annexes which are let out.	–
Annexes with shared services and utilities (gas, electricity, water etc).	Annexes with a separate title and/or separate council tax.	–
Annexes occupied by relatives.		–

Listed properties

Acceptable	Unacceptable	Case-by-case
Grade 2 Listed/Grade C (Scotland) properties are acceptable provided there is a market for the property in the locality and is in good condition.	Grade 1. Grade 2*. Grade A (Scotland). Grade B (Scotland).	– – –

Unadopted/unmade roads

Acceptable	Unacceptable	Case-by-case
Unadopted or unmade roads in good condition.	Unadopted or unmade roads in bad condition.	–
–	Unmade roads that serve as a through road.	–

Flooding

Acceptable	Unacceptable	Case-by-case
Flood checks are carried out on every application received. We use a specialist flood risk analysis platform to provide accurate current data. We allow for results up to 20% risk score.	Flood score over 20%. Properties which have flooded in the last 5 years. Properties with a history of flooding relating to surface water.	Properties which flooded more than 5 years ago are acceptable, provided that the flooding is classed as an isolated event and insurance can be obtained under normal terms. Must be no more than 20% flood score.

Applicant criteria

*Case-by-case situations are to be evaluated on individual contingencies.

Bankruptcy

Acceptable	Unacceptable	Case-by-case
Discharged bankruptcy over 6 years ago.	Undischarged bankruptcy - Discharged bankruptcy within last 6 years.	–

Individual Voluntary Arrangement (IVA)

Acceptable	Unacceptable	Case-by-case
Completed IVA over 6 years ago.	Outstanding IVA - Completed IVA within last 6 years.	–

Debt management plan

Acceptable	Unacceptable	Case-by-case
–	Outstanding debt management plan.	–

County Court Judgments (CCJs)

Acceptable	Unacceptable	Case-by-case
No more than 3 satisfied CCJs within the last 5 years.	Greater than 3 unsatisfied CCJs with a combined total of £3,000 or greater.	–
No more than 3 unsatisfied CCJs with a combined total of £3,000. The customer must be willing to settle the CCJs by or upon completion of the loan.	–	–

Tenants/lodgers

Acceptable	Unacceptable	Case-by-case
Maximum of two lodgers, including those with formal agreements providing notice to end is less than one month. An occupancy waiver form must be signed by all lodgers.	Properties with tenants with an assured shorthold tenancy agreement.	–
	–	–

Defaults

Acceptable	Unacceptable	Case-by-case
No more than 3 defaults with a combined total of £10,000 or less, provided there is a satisfactory reason for the default(s) and the customer is willing to settle the default(s) by or upon completion of the loan.	More than 4 defaults, no matter the value. Total defaults in excess of £10,000.00. Unwilling to settled any defaults.	–

Arrears

Acceptable	Unacceptable	Case-by-case
Credit account is > 2 payments in arrears the account must be consolidated at completion or can demonstrate they will be substantially better off each month where they are reducing other debts.	Not willing to consolidate or will not be better off each month.	–

Charging orders

Acceptable	Unacceptable	Case-by-case
–	Charging orders are not acceptable with the Principal product.	–

Tenants in common

Acceptable	Unacceptable	Case-by-case
Tenants in common, no maximum split.	–	–

Power of attorney

Acceptable	Unacceptable	Case-by-case
Court of protection stamped power of attorneys. Lasting power of attorney/ Enduring power of attorney on further borrowing only.	Power of attorney who is party to the Lifetime Mortgage. Joint applicants where one applicant is power of attorney for the other.	– – –



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