

Application Form

Via Equity Release Club

This application form can be used to apply for a Retirement Advantage lifetime mortgage product secured on a primary residence, a second home or a buy to let property.

- Please complete this form in black ink using **BLOCK CAPITALS**.
- To help us process your application quickly please ensure that the correct information is provided.
- You will note the mandatory questions are indicated with an asterisk (*).
- Please note that we cannot process your application until this form, payment for the appropriate fee and any other supporting documentation (if applicable) is received. Refer to Section 11 of the Key Facts Illustration to see which fees are payable and please make any cheques payable to 'Stonehaven UK Ltd t/a Retirement Advantage'.
- **Please note that delays may be caused if the application form is not fully completed.**
- Once completed and signed by all parties, please send to us by:
Email: er-applications@retirementadvantage.com
Post: Retirement Advantage Equity Release, 110 Cannon Street, London EC4N 6EU

Please give the Key Facts Illustration (KFI) reference number that relates to the mortgage product you are applying for, which is located at the bottom of every page on your KFI.

KFI Ref # _____

Please confirm which property type this lifetime mortgage will be secured on:

Main residence Second Home Buy to Let

For adviser use only

If your customer has ticked a grey shaded box, please contact our underwriting team on 0800 068 0212 to make sure that this application meets the Retirement Advantage lending criteria.

For office use only

Date received

Reference number

Privacy Notice

How we use personal information about you.

We will use the information you provide in a number of ways. For example:

- We may share information about you with, and obtain information about you from, credit reference agencies. This is to help us decide whether we can lend to you and to prevent fraud.
- Some information may be used for audit purposes and statistical analysis.

We will not share the information you provide with any other company outside of the Retirement Advantage Group* except;

- to help prevent fraud or financial crime
- if we are required to do so by law or by our regulator the FCA
- if you give us permission to do so

All of your personal information will be stored securely. It will not be shared unless we are confident the recipient has appropriate measures against unauthorised or unlawful processing of your information.

You can find out more on how your information is used by visiting www.retirementadvantage.com/privacy or by calling us on 0800 068 0212.

*the Retirement Advantage Group means MGM Advantage Holdings Ltd and its subsidiaries and associated companies.

1. Personal details

	First applicant	Second applicant
* Title Mr/Mrs/Miss/Ms		
* Surname		
* First name and middle name		
* Male/Female		
* Date of birth (DD/MM/YYYY)		
* Nationality		
Previous/former name or any other aliases or associations		
* Are you a UK resident?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
* Are you being represented by an active Power of Attorney?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
* Are you in long term care currently?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

First applicant**Second applicant***** Home address**

Address line 1	(If different to the first applicant) Address line 1
Address line 2	Address line 2
Address line 3	Address line 3
Town	Town
County	County
Postcode	Postcode
* Daytime telephone number	
Evening telephone number	
Mobile	
Email	
* Date moved into current address (MM/YYYY)	
* If you have lived at your address for less than 3 years, please give a previous address Please provide details of any other addresses lived at within 3 years in section 11 of this form	
Time at previous address (MM/YYYY) (from/to)	

2. Tenants/other occupants (for primary residence properties only)

Tenants (for primary residence properties only)

* Is any part of the property let or tenanted?

Yes

No

Other occupants

If your property is in England or Wales, you must confirm if there is someone other than you aged 17 years or older living at the property or using it as their main residence even if not living there permanently. They will be required to have independent legal advice and sign an Occupiers Deed of Consent.

If your property is in Scotland, you will be required to sign a declaration at your solicitors confirming that you do not have a spouse or civil partner if they are not on this mortgage application. If you do, they will be required to have independent legal advice.

Please provide details of any occupants described above, in the following box:

Name(s) of other occupier(s)	Relationship with borrowers

3. Current financial details

First applicant

Second applicant

* Occupation

Retired Non-retired

Retired Non-retired

* Pension being received / expected at retirement

State pension only Other pensions

State pension only Other pensions

* Employment status

Employed Self-employed

Employed Self-employed

Unemployed N/A

Unemployed N/A

* If self-employed, please state your type of business

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* If non-retired, please state your occupation

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* If non-retired, please state your expected retirement date (MM/YYYY)

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* Outstanding mortgages and loans:

Please give details of all mortgages and loans secured on the property held by one, or both, of the applicants.

Please note that, if this loan application is approved, it will be conditional that the following must be redeemed in full prior to, or on completion of, this new loan:

- Outstanding mortgage/s
- Outstanding secured loan/s

Outstanding mortgage/s

Lender's name	Approximate outstanding balance	Monthly payment

Outstanding secured loan/s

Lender's name	Approximate outstanding balance	Monthly payment

Have you ever:

First applicant

Second applicant

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|------------------------------|-----------------------------|
| * Been sequestrated or declared bankrupt? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| * Entered into any arrangements with creditors? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| * Had any County Court Judgements or any other Court Orders or decrees for non payment in the last 6 years? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| * Been refused a mortgage or credit, or defaulted on any loan credit agreement? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| * Incurred mortgage, rent or loan arrears? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| * Been party to a mortgage where the property has been taken into possession? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| * Been convicted of (or have prosecutions pending relating to) acts of dishonesty, such as theft or fraud? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

4. Loan required

The loan requirements are to be the same as in the Key Facts Illustration (KFI) that you have been provided with.

Please check that the correct KFI reference number is on the front of this application form and that the details in the KFI are correct.

*** Please tick the box which best describes the reason you are taking out this lifetime mortgage. You may tick multiple boxes. If the options below are not applicable, please write a short explanation in the box next to 'Other'.**

- | | | | |
|-----------------------------|--------------------------|---------------------------------------------|--------------------------|
| Buy a new property | <input type="checkbox"/> | Gifting to family to help first time buyers | <input type="checkbox"/> |
| Buy a new car | <input type="checkbox"/> | Holidays | <input type="checkbox"/> |
| Clear an existing mortgage | <input type="checkbox"/> | Home and/or garden improvements | <input type="checkbox"/> |
| Consolidate unsecured debts | <input type="checkbox"/> | Lease extension | <input type="checkbox"/> |
| Day to day living | <input type="checkbox"/> | Tax planning | <input type="checkbox"/> |
| Gifting to family | <input type="checkbox"/> | | |

Other

5. Property details (on which the lifetime mortgage is to be secured)

<p>* Is the mortgage for a house purchase?</p> <p>* If yes, please provide the completion date and purchase price</p> <p>* Address of the property to be mortgaged (if different to the address given in section 1)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Purchase price £ _____</p> <p>Completion date ____/____/____</p>
<p>* Is the property in England, Wales or Scotland?</p> <p>* Property type</p>	<p>Address line 1 Address line 2 Address line 3 Town County Postcode</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Primary residence <input checked="" type="checkbox"/> Second home <input checked="" type="checkbox"/> Buy to Let property <input checked="" type="checkbox"/></p>
<p>* Does it meet Retirement Advantage's lending criteria? (Please speak to your financial adviser)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>* Please indicate the tenure</p>	<p>Freehold <input type="checkbox"/> Leasehold <input type="checkbox"/> Heritable <input type="checkbox"/></p>
<p>* For leasehold properties, please state the remaining term</p>	<p>_____ Years</p>
<p>* Is the annual service charge more than £1000 and more than 0.75% of the property value?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>* What type of property is it?</p>	<p>House <input type="checkbox"/> Flat / maisonette <input type="checkbox"/> Bungalow <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>
<p>* For properties less than 10 years old, is a building warranty in place?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> * If YES, what type? <input type="text"/></p>
<p>* If your property is a flat, are there more than six storeys?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p>
<p>* If your property is a flat and the building is more than four storeys, is there a lift?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p>
<p>* Is the property over or adjacent to retail/business premises?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>* Is the property classed as sheltered accommodation?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>* Are there age restrictions over who can live in the property?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>* Is the property used for some form of business or commercial activity?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

* Does the property have shared ownership with the council or developer?

Yes No

* Is the property held in trust?

Yes No

* Are there any limitations on the use of your property?

Yes No

* Is the property ex-local authority or housing association, or on a council estate?

Yes No

* Does the property have agricultural restrictions?

Yes No

* Is the property listed?

Yes No

* Does the property have more than 5 acres of land?

Yes No

* Has the property ever been flooded, been at high risk of movement or subsidence or near contamination?

Yes No

Construction type of the property:

* When was the property built?

* What is the property built of?

Brick Stone Timber Frame

Single skin brick Other

* What is the property roofed with?

Tile Slate Stone Other

* Is there more than 25% flat roofing?

Yes No N/A The property is a flat

6. Second home properties

This section is mandatory for Second Home products. If you are applying for a mortgage which is secured on a Main Residence or a Buy to Let Property, please go to the next section.

*Is the property for sole occupancy and will be let for a maximum of four weeks of the year?

Yes No

*Is the property used by the applicant(s) for a minimum of 4 weeks per year?

Yes No

*Is the property currently advertised through an agency, online or signage at the property?

Yes No

7. Buy to Let properties

This section is mandatory for Buy to Let products. If you are applying for a mortgage which is secured on a Main Residence or a Second Home Property, please go to the next section.

***Is your property registered/owned in your individual name(s)?**

Yes No

***When did you purchase the property? (MM/YYYY)**

***If you did not purchase the property, how did it come into your ownership?**

***Have you or a family member ever lived in the property since it came into your ownership?**

Yes No

***Is your property currently let out?**

Yes No

***Is your property let as a single family dwelling?**

Yes No

***Is your property let to a family member?**

Yes No

***Is your property currently let to Department of Social Security (DSS) tenants or students?**

Yes No

***Is your property a house of multiple occupation (HMO)?**

Yes No

***Is your current AST more than 12 months?**

Yes No

***Please confirm the current monthly rental figure**

£ _____

***Is your property let through a letting agent?**

Yes No

If 'Yes', please provide their details:

Agent Firm name

Agent address

Address line 1
Address line 2
Address line 3
Town
County
Postcode

Agent telephone number

***Please tick this box to confirm you have completed a Property Portfolio Schedule and attached it to this application.**

***Please tick this box to confirm you have attached a copy of the latest Assured Tenancy Agreement to this application.**

8. Valuation of the property

Mortgage valuation report

We will need to obtain a mortgage valuation report. This is a limited report and is not a survey of the property.

If somebody other than the applicant/s need to be contacted to arrange the valuation, please provide their details below:

Name:

Address:

Telephone number:

Relationship:

eg. Estate agent, family member

9. Solicitors details

Retirement Advantage will appoint its own solicitor to represent it in the mortgage transaction. You will need to appoint a firm to represent you.

Please provide the name and address of the solicitor who will be acting for you in connection with this mortgage application.

*** Please confirm that your solicitor offers Conveyancing Residential as an area of law and is a member of the Law Society. We accept Licensed Conveyancers.**

Yes

If your solicitor does not meet the above criteria, they will not be suitable to represent you. Please appoint an alternate firm to represent you.

Name of acting solicitor

*** Name of firm**

*** Address of firm**

Address line 1
Address line 2
Address line 3
Town
County
Postcode

Solicitor DX Number:
(You can find this at
www.thedx.co.uk)

DX									Town Exchange
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Telephone

10. Building insurance

It is essential that your property is adequately insured with a reputable insurer against loss or damage caused by fire, flood and such other risks as is usual for residential property or property which is being let. The sum insured must at all times be sufficient to restore the property to its pre-loss condition. Your solicitor will ask you to sign a Declaration confirming that you will keep your property insured for the duration of the mortgage.

11. Additional information

Application via Equity Release Club

12. Bank details

* Mandatory for Interest Select products

Please complete the Direct Debit Mandate overleaf with details of the account nominated to make direct debit payments.

* Please tick the box to confirm that you have checked with your bank that your nominated account allows direct debit payments.

* Please tick the box to confirm the account is in one, or both, of the applicant's name. We are unable to take monthly direct debit payments from a 3rd party.

If you are unable to confirm both of the above statements we will be unable to accept your Direct Debit Mandate. Please nominate an alternate account.

Name(s) of account holders

Name of bank

Bank account number

Bank sort-code

13. Customer verification

* Please provide the following information:

First applicant

Second applicant

Passport number

As shown on the machine readable strip at the bottom of the passport

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
eg	G	B	R	0	1	2	3	4	5	6	M	

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
eg	G	B	R	1	2	3	4	5	6	7	M	

Driving Licence number

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
eg	S	U	R	N	A	1	2	3	4	5	6	A B 7 C D

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
eg	S	U	R	N	A	1	2	3	4	5	6	A B 7 C D

If you do not have a passport or driving licence please tick this box.

14. Declaration

Marketing

Would you like us to contact you on occasion about all the Retirement Advantage products and services? Yes No

Would you like to hear from third party providers who we think you might be interested in? Yes No

Declaration on application - To be signed by (both) applicant(s)

By signing this application you are agreeing to us processing the information you have provided, as described in the Privacy Notice at the start of this form.

You agree and declare that:

1.
 - This mortgage will be administered as a loan in accordance with the terms of a lifetime mortgage scheme.
 - You have been advised to notify and consult with any other person(s) who may have an interest in the property offered as security for this mortgage.
2. Neither Stonehaven UK Ltd trading as Retirement Advantage nor its valuer gives you any warranty as to the condition or value of the property and it is for you to satisfy yourself as to the value and condition of the property. The inspection of the property will be for Stonehaven UK Ltd trading as Retirement Advantage's purposes only.
3. You agree to keep the property fully insured until the loan is repaid.
4. You are at least 55 years of age.
5. You apply for the loan to be made on the security of the property according to the Terms and Conditions applicable to the lifetime mortgage and have provided a cheque for the Application Fee (if applicable) and the Valuation Fee. This fee is non-refundable if a loan is not made to you. You have chosen whether you would like any completion fee payable to be added to the loan or paid at completion.
6. You accept that one of the terms of applying for a loan is that Stonehaven UK Ltd trading as Retirement Advantage need not give any reason for declining the application.
7. You accept that if you proceed with this application you will be entering into a legal agreement with Stonehaven UK Ltd trading as Retirement Advantage and that you will abide by the Terms and Conditions of the mortgage.
8. You understand that Stonehaven UK Ltd trading as Retirement Advantage may transfer or otherwise dispose of the benefit of the proposed loan, mortgage and other security for the loan to any person without further reference to you. By signing this application form you will be giving your general consent to Stonehaven UK Ltd trading as Retirement Advantage to transfer or otherwise dispose of the proposed loan, mortgage or other security for the loan should Stonehaven UK Ltd trading as Retirement Advantage so wish.
9. You understand that Stonehaven UK Ltd trading as Retirement Advantage may disclose information and documents relating to you, the property, the loan and the conduct of the loan account to any transferee or potential transferee.
10. You understand that Stonehaven UK Ltd trading as Retirement Advantage may undertake a credit search with a credit reference agency and that the search may be recorded by the credit reference agency and subsequently used by other lenders.

11. By signing this application form you will be agreeing that any person interested now or in the future in the loan, the mortgage and other security may rely upon the truth and accuracy of the information contained in this application and any supporting documentation, information or security.
12. By signing this application form you authorise Stonehaven UK Ltd trading as Retirement Advantage, and any agent acting on our behalf including our legal advisers, to send documents and communicate information relating to your lifetime mortgage by ordinary email or text and acknowledge that these are not secure methods of communication.
13. You declare that the statements and particulars given in this application are, to the best of your knowledge and belief, true and complete.
14. If there are any other material facts that could reasonably be construed as likely to influence Stonehaven UK Ltd trading as Retirement Advantage's decision about this mortgage application, but have not been revealed as a result of answering specific questions within this application form, you must tick this box and provide details in Section 11.

Before you sign

Please check your Key Facts Illustration (or personalised illustration if you are applying for a Buy to Let product) and your answers in each section to ensure that you have provided all the information required and that you are satisfied with the content.

By signing this application form, you are confirming that:

1. You have checked the Key Facts Illustration or personalised illustration and are satisfied with the content.
2. You have read Section 4 of the Key Facts Illustration or personalised illustration and are satisfied with how the fees associated with this mortgage are paid.
3. You have read Section 4 of the Key Facts Illustration or personalised illustration and are satisfied with the monthly interest payment amount and term selected (if applicable).
4. You have checked each section of this application and are satisfied with the content.
5. You have provided payment for the correct fees.
6. You have completed a Direct Debit Mandate and confirmed the statements in Section 10 of this application form (if applicable).
7. You have provided details of your passport number and driving licence number in Section 13 of this application form.
8. For Buy to Let applications, you have enclosed a completed Property Portfolio Schedule and a copy of the Assured Shorthold Tenancy agreement in place.

Please do not enclose copies of any Key Facts Illustrations issued to you. You must retain these for future reference.

*** Signature(s) of Applicant(s)**

Signed (first applicant) (Not for Power of Attorney cases)	Signed (second applicant) (Not for Power of Attorney cases)
Date	Date

If an enduring/lasting Power of Attorney is in place	If an enduring/lasting Power of Attorney is in place
Attorney Name	Attorney Name
Acting as attorney for (Applicant Name):	Acting as attorney for (Applicant Name):
Signed	Signed
Date	Date

*** To be signed by the Intermediary**

I confirm that, to the best of my knowledge, this application meets with Stonehaven UK Ltd trading as Retirement Advantage's current lending criteria and that the information provided is correct.

If a grey box has been ticked, I confirm that I have contacted Stonehaven UK Ltd trading as Retirement Advantage's underwriting and provided further information.

I confirm that I have passed an appropriate examination in Equity Release as prescribed by the Financial Conduct Authority and that I have recommended this product.

Name

Signature Date

Supervised cases

I confirm that I have passed an appropriate examination in Equity Release as prescribed by the Financial Conduct Authority and that I have supervised this recommendation.

Name

Signature Date

Relationship to intermediary

Property portfolio schedule

If you are applying for a Buy to Let product we need you to complete a Property Portfolio Schedule, even if you only own one Buy to Let property. You can complete this version or submit your own, as long as it contains the information requested below.

If you have more than 5 properties, please download an extended Property Portfolio Schedule from our website www.retirementadvanatge.com.

Property Number	Property Address	Purchase Date	Estimated Value	Lender	Current Mortgage Balance	Current Mortgage Payment	Monthly Rental (gross per calendar month)
1							
2							
3							
4							
5							



Instruction to your Bank or Building Society to pay by Direct Debit

Please fill in the whole form using a ball point pen and send it with your Application Form to:

Stonehaven UK Ltd t/a Retirement Advantage Applications
110 Cannon Street
London EC4N 6EU

Originators Identification Number

4 2 4 7 3 2

Reference

Name(s) of Account Holder(s)

Instruction to your Bank or Building Society

Please pay Stonehaven UK Ltd trading as Retirement Advantage Direct Debits from the account detailed in this Instruction subject to the safeguards assured by the Direct Debit Guarantee. I understand that this instruction may remain with Stonehaven UK Ltd trading as Retirement Advantage and, if so, details will be passed electronically to my Bank/Building Society.

Bank/Building Society account number

Branch Sort Code

Name and full postal address of your Bank or Building Society
To the Manager Bank/Building Society

Address

Signature(s)

X

X

Postcode

Date

Banks and Building Societies may not accept Direct Debit Instructions for some types of account

This guarantee should be detached and retained by the Payer.



The Direct Debit Guarantee

- This Guarantee is offered by all Banks and Building Societies that take part in the Direct Debit Scheme. The efficiency and security of the Scheme is monitored and protected by your own Bank or Building Society.
- If the amounts to be paid or the payment dates change Stonehaven UK Ltd trading as Retirement Advantage will notify you 10 working days in advance of your account being debited or as otherwise agreed.
- If an error is made by Stonehaven UK Ltd trading as Retirement Advantage or your Bank or Building Society, you are guaranteed a full and immediate refund from your branch of the amount paid.
- You can cancel a Direct Debit at any time by writing to your Bank or Building Society. Please also send a copy of your letter to us.

