







Provider	Age	Product Fixed rate (F) Variable rate (V)	Rate	Fees	Cashback	Min Valuation and cost	Reserve Facility Yes/No	Medically Enhanced Yes/No	Protected Equity option Yes/No	Min loan amount	Accept payments redemption free	ERCs	Proc Fee
 England, Wales, Scotland and Northern Ireland	55 – no max	Lump Sum (F)	<i>Bespoke market leading rates tailored to your client. Call 01452 310777 with your clients details to find out.</i> <i>Last rate change: 26th July 2018</i>	£5	Choice of £0, £500 or £1000 which has a reflection on the rate.	£75,000 min. Free valuation for properties up to £5 million.	No	Yes. Lower rates or enhance d LTVs. Call 01452 310777 to find out.	Yes. Percentage has to be selected when requesting the KFI.	£15,000 - £600,000 (refer if over)	After the first anniversary of the loan, up to 10% of the initial borrowed in up to 4 payments per calendar year with a minimum of £500 on each payment.	GILT linked max 25%. NO ERC if the mortgage is ported to another property accepted by Aviva and some of the existing loan is repaid. Clients with a joint lifetime mortgage, can repay the mortgage free of an ERC, within 3 years of one of the clients passing away or the date Aviva are notified that one needs long-term care.	2.25% on the initial advance & 0.75% on reserve facility to a maximum of £500. LLA 2.5% + 0.83% (max £500) for DA members
	55 – no max	Flexible (F)		£5			Yes, min £5000 facility with a min of £2000 per draw.			£10,000 - £600,000 (refer if over)			
 Bridgewater	60 – no max	Home Reversion scheme options 1. No Rent 2. Fixed Rent 3. Escalating Rent	N/A	£0	None	Min £100,000 Free Valuation	No	No	Equity Release Guarantee Up to 5yrs from start	25% minimum	No	<i>Not applicable. Portion of the property is sold to Bridgewater.</i>	3.5% (standard 3%)
 Residential Lifetime Mortgages England, Wales and Scotland.	55 - 90	Interest Select Gold (F)	5.36% (5.49% AER)	£650 England and Wales, £795 Scotland.	Choice of none or £1,000. MER rate loaded by 0.10%	Min £70,000 Free valuation	Yes will increase MER rate by 0.20% ** Not available on Lifestyle Platinum with 3% cashback**	No	Yes. Must request amount when obtaining KFI.	£10,000 - £2m	Yes From 50% to the maximum interest charged. Clients can switch to the roll up at any time after 5 years. Yes. Up to 15% of the initial borrowed per year with a minimum of £50 per payment. No max number of payments.	Fixed rate. 5% years 1-5, 3% years 6-8, ZERO there after 2 ERC Waivers - Interest Select and Voluntary select plans only 1. Downsize protection – No ERCs if your clients downsize after 5 years and as a result pay all of some of the equity release. 2. Clients with a joint lifetime mortgage can repay the mortgage free of an ERC, within 3 years of one of the clients passing away or the date the first borrower goes into long-term care.	2.3% min £500 & 1% on the reserve facility. LLA 2.4 % (extra 0.1% paid by the Later Life Academy and not the provider).
	55 - 90	Interest Select Platinum (F)	5.83% (5.99% AER)										
	55 - 90	Voluntary Select Gold (F)	5.55% (5.69% AER)										
	55 - 90	Voluntary Select Platinum (F)	6.12% (6.29% AER)										
	55 – 90	Capital Select Gold	4.27% (4.35%AER)										
		Capital Select Gold Plus	4.59% (4.69%AER)										
		Capital Select Platinum	5.41% (5.55%AER)										

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 Residential Lifetime Mortgages England, Wales and Scotland.	55 – 90	Lifestyle Lite (F)	4.02% (4.09% AER)	£650 England and Wales, £795 Scotland.	Choice of none or £1,000. MER rate loaded by 0.10% 6.67% (6.88% AER) with 3% cashback ^	Min £70,000	Yes will increase MER rate by 0.20%	No	Yes. Must request amount when obtaining KFI.	£10,000 - £2m	No	Fixed rate 5% years 1-5, 3% years 6-8, ZERO there after Lifestyle Platinum Cashback Product 8% years 0-5 6% years 6-8 0% years 9+	2.3% min £500 & 1% on the reserve facility. LLA 2.4 % (extra 0.1% paid by the Later Life Academy and not the provider).				
	55 – 90	Lifestyle Gold (F)	4.39% (4.48% AER)														
	60 – 90	Lifestyle Gold Plus (F)	5.45% (5.59% AER)														
	60 – 90	Lifestyle Platinum (F)	6.39% (6.58% AER)														
	60 – 90	Prestige (F)	5.17% (5.29% AER)											No	Min £500,000 Free Valuation	£250,000 - £2M	No
 Landlord and Second Homes Lifetime Mortgages England, Wales and Scotland.	55 - 90	Second Home Lifestyle	5.99% (6.16% AER)	£650 England and Wales, £795 Scotland.	None	Min £70,000	No	No	Yes. Must request amount when obtaining KFI. Yes. Must request amount when obtaining KFI.	£10,000 - £750,000	No	Fixed rate. 5% years 1-5, 3% years 6-8, ZERO there after	2.3% min £500				
	55 - 90	Second Home Voluntary Select	6.18% (6.36% AER)											None	None	£10,000 - £750,000	**See Voluntary select above**
	55 - 90	Over 55 Buy to Let Lifestyle	5.99% (6.16% AER)											None	None	£10,000 - £750,000	No
	55 - 90	Over 55 Buy to Let Voluntary Select	6.18% (6.36% AER)											None	None	£10,000 - £750,000	**See Voluntary select above**

^ cashback on the Lifestyle Platinum plan must be repaid if mortgage redeemed in ERCs period

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 Crown	70	Home Reversion	Not applicable	£0	No	£100,000 Free Valuation	No	Depends on medical report	No	£40,000	Monthly payments are an option, cases by case basis	<i>Not applicable. Portion of the property is sold to Crown</i>	1.5%
 England, Wales and Scotland	60 – 90	Lumpsum	4.02% (4.09% AER)	£595	No	Min £100,000 £99 survey fee up to £350k LLA FREE for properties up to £350K	No	No	None	£20,000 - £500,000	From completion of your plan this allows up to 10% of the initial cash sum (plus, if you exercise the Cash Withdrawal Option, 10% of any additional amounts you borrow) to be repaid each year without attracting any early repayment charge	Swap Rate 25% Max Down Size Protection: In the first 5 years the loan is paid off: 5% - Year 1 4% - Year 2 3% - Year 3 2% - Year 4 1% - Year 5 Nil - Year 6 onwards	2.25% on the initial amount. LLA 2.3%
		Lumpsum Plus	4.35% (4.44%AER)										2.25% + 0.25% on any cash withdrawal option. LLA 2.3% + 0.25%
	60-85	Flexible	4.21% (4.29% AER)	£595	None		Yes, min £1000 per draw.	No	None	£15,000 - £500,000			10% overpayment allowance available during initial fixed rate period
55-85	Flexible Plus	4.54% (4.64%AER)	Retirement Mortgage – 5 year fixed (V)			4.45% (4.70% SVR)					£995	None	

Provider	Age	Product	Rate	Fees	Cashback	Min Valuation and cost	Reserve Facility Yes/No	Medically Enhanced Yes/No	Protected Equity option Yes/No	Min loan amount	Accept payments redemption free	ERCs	Proc Fee		
 JUST. <small>RETHINK RETIREMENT</small> England, Wales and Scotland. Northern Ireland – Drawdown range.	55+	Just For You Lifetime Mortgage - J1	5.19%	£600	No	Min £70,000 Free Valuation	Yes	No	No	£10,000 - £600,000	Roll-Up	GILT linked max 20% Clients with a joint lifetime mortgage, can repay the mortgage free of an ERC, within 3 years of one of the clients passing away or the date Just are notified that one needs long-term care.	2% of advance with a minimum of £600 with 2% drip, once over £600, for any draw down taken (where applicable).		
		Just For You Lifetime Mortgage - J2	55-69yrs 5.10% 70+ yrs 4.90%	£0	** See page 9 for full details		55-69yrs 5.20% 70+ yrs 5.00%				No			No	Customers can choose to pay a minimum of £25 up to 100% of the monthly interest amount. If 6 payments are missed then the plan will change to a roll up
		Just For You Lifetime Mortgage - J3	55-69yrs 6.05% 70+ yrs 5.81%				55-69yrs 6.15% 70+ yrs 5.91%								
		Just For You Lifetime Mortgage - J4	55-69yrs 6.10% 70+ yrs 6.59%				55-69yrs 6.20% 70+ yrs 6.69%								
		Just For You Lifetime Mortgage - J5	5.94% 6.10% (AER)				6.10%								
<p style="text-align: center;">There will be 4 tiers of interest rate reduction if the interest servicing option is chosen. These reductions apply to the interest rates shown above.</p> <p style="text-align: center;">If servicing >0.01% of the monthly interest amount there will be a 0.01% reduction If servicing >50.01% of the monthly interest amount there will be a 0.15% reduction</p> <p style="text-align: center;">If servicing >25.01% of the monthly interest amount there will be a 0.10% reduction If servicing >75.01% of the monthly interest amount there will be a 0.30% reduction</p>															
 Legal & General England, Wales and Scotland	55 – 90	Premier Flexible (F) MER (AER)	L: 3.67% (3.73%) UK: 3.65% (3.71%)	£0	None	No min. Payable from £133. Refunded on completion	Yes. Min £2000 per draw	No	Yes. Percentage must be selected when producing the KFI.	£100k - £2m Refer if over.	Optional partial repayments of up to 10% per annum of the original loan, without an Early Repayment Charge plus other ERC free options. No admin fee	GILT linked max 25% NO ERC if the mortgage is ported to another property accepted by L&G and some of the existing loan is repaid. Clients with a joint lifetime mortgage, can repay the mortgage free of an ERC, within 3 years of one of the clients passing away or the date L&G are notified that one needs long-term care.	2% capped at £10,000. Any excess is paid to the client.		
	55 – 90	Flexible (F) MER (AER)	L: 3.75% (3.82%) UK: 3.74% (3.80%)	£0	L: 3.95% (4.02%)* UK: 3.93% (4.05%)*	Min £100,000	Yes. Min £2000 per draw	No		£10,000 - £750,000					
			L: 3.72% (3.78%) UK: 3.70% (3.76%)	£599	None	Min £150,000 for ex-local authority properties.		No		£10,000 - £750,000					
	55 – 90	Flexible Plus (F) MER (AER)	L: 4.12% (4.20%) UK: 4.08% (4.16%)	£0	L: 4.31% (4.40%)* UK: 4.28% (4.36%)*	Free valuation	Yes. Min £2000 per draw	No		£10,000 - £750,000					
			L: 4.08% (4.16%) UK: 4.04% (4.12%)	£599	None			No		£10,000 - £750,000					
	55 - 90	Flexible Max (F) MER (AER)	L: 4.88% (4.99%) UK: 4.84% (4.95%)	£0	L: 5.07% (5.19%)* UK: 5.03% (5.15%)*	Free valuation	Yes. Min £2000 per draw	No		£10,000 - £750,000					
			L: 4.84% (4.95%) UK: 4.80% (4.91%)	£599	None			No		£10,000 - £750,000					
	55 - 90	Flexible Max Plus (F) MER (AER)	L: 5.65% (5.80%) UK: 5.59% (5.74%)	£0	L: 5.84% (6.00%)* UK: 5.78% (5.94%)*	Free valuation	Yes. Min £2000 per draw	No		£10,000 - £750,000					
			L: 5.61% (5.76%) UK: 5.56% (5.70%)	£599	None			No		£10,000 - £750,000					

L&G Rates: L = London and South East,


UK= Rest of the UK

All L&G rates are MER first with the AER in the brackets.

*Cashback amount with L&G Home Finance is 2% of the initial advance.

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 England, Wales and Scotland	55 - 90	Optional Payment MER(AER)	L: 3.75% (3.82%) UK: 3.74% (3.80%)	£0	L: 3.95% (4.02%)* UK:3.93% (4.00%)*	Min £100,000 Min £150,000 for ex-local authority properties. Free valuation	Yes	No	Yes. Percentage must be selected when producing the KFI.	£10,000 - £750,000	Yes optional minimum of £25 up to 100% of the monthly interest <i>Or</i> Optional partial repayments of up to 10% per annum of the original loan, without an Early Repayment Charge plus other ERC free options. No admin fee	GILT linked max 25% NO ERC if the mortgage is ported to another property accepted by L&G and some of the existing loan is repaid. Clients with a joint lifetime mortgage, can repay the mortgage free of an ERC, within 3 years of one of the clients passing away or the date L&G are notified that one needs long-term care.	2.25% with a min £500 and a max £10k. Plus 1% on drawdown facility as and when drawn.	
			L: 3.72% (3.78%) UK: 3.70% (3.76%)	£599	None		Yes	No		£10,000 - £750,000				
	55 - 90	Optional Payment Plus MER(AER)	L: 4.12% (4.20%) UK: 4.08% (4.16%)	£0	L: 4.31% (4.40%)* UK: 4.28% (4.36%)*		Yes	No		£10,000 - £750,000				
			L: 4.08% (4.16%) UK: 4.04% (4.212%)	£599	None		Yes	No		£10,000 - £750,000				
	55 - 90	Optional Payment Max MER(AER)	L: 4.69% (4.79%) UK: 4.65% (4.75%)	£0	L: 4.88% (4.99%)* UK: 4.84% (4.95%)*		Yes	No		£10,000 - £750,000				
			L: 4.65% (4.75%) UK: 4.61% (4.71%)	£599	None		Yes	No		£10,000 - £750,000				
	55 - 90	Optional Payment Max Plus MER(AER)	L: 5.36% (5.49%) UK: 5.30% (5.43%)	£0	L: 5.55% (5.69%)* UK: 5.49% (5.63%)*		Yes	No		£10,000 - £750,000				
			L: 5.32% (5.45%) UK: 5.26% (5.39%)	£599	None		Yes. Min £2000 per draw	No		£100k - £2m Refer if over.				
	55 - 90	Premier Optional Payment Flexible MER (AER)	L: 3.77% (3.84%) UK: 3.75% (3.82%)	£0	None		No min. Payable from £133. Refunded on completion	No		No				Once the Clients have stopped receiving monthly income
	55-90	Income Lifetime Mortgage	4.24% (4.32%)	£599	None		Min £100,000 Min £150,000 for ex-local authority Free Valuation	No drawdown as this is set as a monthly income worked out over the term.		No				Yes. Percentage must be selected when producing the KFI.
Income Plus Lifetime Mortgage		4.65% (4.75%)	£599	No										
Income Max Lifetime Mortgage		5.45% (5.59%)	£599	No										
Income Max Plus Lifetime Mortgage		6.27% (6.45%)	£599	No										

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 England, Wales and Scotland	60 – 95	Lump Sum+ (F) Lite Standard Max	From 3.69% (3.75% AER) From 3.88% (3.95% AER) From 4.42% (4.51% AER)	£595	None	Min £70,000 Free valuation for properties up to £1.5m (£500,000 on flexible)	No	No	No	£10,000 - £500,000. Will consider up to £1m max.	Yes – up to 10% per year after the first anniversary. Min £1000 per payment – 1 payment per year.	5% years 1-5 3% years 6-10 ZERO there after	1.75% LLA 2.25%
	60 – 95	Flexible (F) *reserve facility guaranteed for 15 years.	5.88% (6.04% AER)	£500	None		Yes*. Min £2000 per draw.	No	No	£10,000 - £1 million	No		
 England, Wales and Scotland.	55 – 95	Capital Choice (F)	4.47% (4.56% AER)	FREE	4.90% (5.01% AER) with 3% Cashback subject to min release of £35,000	Min £70,000	No	No	Yes. Automatic where the maximum is not taken.	£15,000 - £1,500,000	Yes - Up to 10% of the capital borrowed per year ERC-free. Min £50 per payment	5% years 1-5, 3% years 6-10 0% year 11 onwards. Downsize protection – No ERCs if your clients downsize after 5 years and as a result pay all of some of the equity release.	2.25% + 1.5% on reserve as and when its drawn LLA 2.35%
	60 – 75	Capital Choice Plus (F)	4.80% (4.91% AER)		5.14% (5.26% AER) with 3% Cashback subject to min release of £35,000		£15,000 - £1,500,000						
	55-95	Capital Choice Drawdown	4.52% (4.61%AER)		None		£15,000 - £1m Can increase to £1.5m if LTV is not maxed out						
	60-75	Capital Choice Plus Drawdown	4.85% (4.96%AER)		None								
	55* - no max.	Tailored Choice (F) *rated age must be over 60 for a single life and 65 for a joint life	6.15% (6.33% AER)	£695	** See page 8 for details**		Yes. Min £5000 per draw.	Yes		£10,000 - £600,000 (England) £250,000 (Scotland & Wales)	No	GILT linked. Max 25%	2.25% min £600 LLA 2.35%
55-95	Maximum Choice Drawdown (F)	5.70% (5.85% AER) * 5.65% (5.80% AER)	£0	None	Min £70,000 Free valuation * Paid Valuation (fee dependent on property value)	Yes	No	No	£10,000 - £1,000,000	Yes - Up to 12% of the capital borrowed per year ERC-free. Min £50 per payment	6% Years 1–5 From years 6-10, the ERC will be 0% or 6% subject to the movement in gilt rates. Downsize protection – No ERCs if your clients downsize after 5 years.	2.25% + 1.5% on reserve as and when its drawn	
	Maximum Choice Lump Sum (F)	5.51% (5.65% AER) * 5.46% (5.60% AER)	£0	None		No	No					2.25%	

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 onefamily <small>modern family finance</small>	55-100	Variable Rate Lite Variable Rate Standard Fixed Rate Lite Fixed Rate Standard 2 year* Fixed Rate Lite 2 year* Fixed Rate Standard	4.70% (4.80% AER) 5.22% (5.10% AER) 4.34% (4.43% AER) 4.79% (4.90% AER) 3.55% (3.61% AER) 4.20% (4.28% AER)	£950	No	Min £70,00 No Max. Refer if over £2 million	No	No	No	£20,000-£750,000	Up to 10% of the initial loan amount each year, ERC free. No max number of payments. Minimum amount £25.	Fixed 6% Years 1-3 5% Year 4 4% Year 5 3% Year 6 2% Year 7 1% Year 8 No ERC after 8 years	2.3%
	55-70	Interest Payment Variable Rate Lite Variable Rate Standard Fixed Rate Lite Fixed Rate Standard 2 year* Fixed Rate Lite 2 year* Fixed Rate Standard	4.70% (4.80% AER) 5.22% (5.10% AER) 4.34% (4.43% AER) 4.79% (4.90% AER) 3.55% (3.61% AER) 4.20% (4.28% AER)	£950	No		Free valuation for properties up to £1 million. A contribution will apply for properties over £1 million.	No	No	No	£20,000-£750,000		
England, Wales and Scotland * 2 year fixed rate products are fixed until 30 th November 2020.	55-100	Interest Payment Variable Rate Lite Variable Rate Standard Fixed Rate Lite Fixed Rate Standard 2 year* Fixed Rate Lite 2 year* Fixed Rate Standard	4.70% (4.80% AER) 5.22% (5.10% AER) 4.34% (4.43% AER) 4.79% (4.90% AER) 3.55% (3.61% AER) 4.20% (4.28% AER)	£950	No	Free valuation for properties up to £1 million. A contribution will apply for properties over £1 million.	No	No	No	£20,000-£750,000	Yes a minimum of £25 up to 100% of the monthly interest	Downsize protection – No ERCs if your clients downsize after 5 years and as a result pay all of some of the equity release.	2.3%

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 England, Wales and Scotland	60 – no max	Option 1 (F) Max Lite DD1 Max DD1 Max Plus DD1	6.12% (6.29% AER) 6.45% (6.64% AER) 6.63% (6.84% AER)	Drawdown option 1 includes a free arrangement fee and £1,400 fees package towards solicitor and broker costs.		Min £70,000 Free valuation	Yes			£45,000 – no max		GILT linked. Max 20%	2.3% (standard 1.75%) plus 1.15% on the reserve as and when it is drawn. LLA 2.5% plus 1.25% on the reserve as and when it is drawn.
		Option 2 (F) Max Lite DD2 Max DD2 Max Plus DD2	5.88% (6.04% AER) 6.21% (6.39% AER) 6.40% (6.59% AER)				Drawdown option 2 includes £895 arrangement fee and £600 fees package towards solicitor costs.	Yes		£10,000 – no max	GILT linked. Max 20%		
		Option 3 (F) Max Lite DD3 Max DD3 Max Plus DD3	6.26% (6.44% AER) 6.59% (6.79% AER) 6.78% (6.99% AER)				Drawdown option 3 includes £895 arrangement fee, £1,400 fees package towards solicitor and broker costs and 2% cashback for loans under £75,000 and 2.5% cashback for loans over £75,000.	Yes		£45,000 – no max	No	No	
	From age 55-90	Sovereign Lumpsum	From 3.83% MER To 6.51% MER	All Sovereign Products are on a LTV sliding scale depending on which product you pick	No			Product 1 Min £45,000	6% of initial amount for years 1-5, 4% of initial amount years 6-10				
		Sovereign Drawdown x1	From 3.93%MER To 6.61%MER		Yes			Product 2 Min £10,000	5% of initial amount for years 1-5, 3% of initial amount years 6-8				
		Sovereign Drawdown x1.5	From 3.98%MER To 6.66%MER		Yes			Product 3 Min £45,000	6% of initial amount for years 1-5, 4% of initial amount years 6-10				
		Sovereign Drawdown no Cap	From 4.03%MER To 6.71%MER		Yes			Product 3A Min £75,000	6% of initial amount for years 1-5, 4% of initial amount years 6-10				

More 2 life Tailored Choice cashback deals

Age	Single life cashback	Joint life cashback	Rate
55-65	1%	0%	6.38% (6.57% AER)
66-75	2%	0%	6.43% (6.62% AER)
76-90	3%	0%	6.48% (6.68% AER)
80-90	0%	3%	6.53% (6.73%AER)

JUST For You Lifetime Mortgage Cashback deals.

Product & Age Range	Annual Interest Rate (AER)			
	Minimum Advance £30,000			
	£500 Cashback	£1000 Cashback	£1,500 Cashback	£2,000 Cashback
J2 55-69yrs With reserve	5.25%	5.30%	5.35%	5.40%
J2 70+ yrs With reserve	5.14%	5.19%	5.24%	5.29%
J2 55-69yrs Without reserve	5.15%	5.20%	5.25%	5.30%
J2 70+ yrs Without reserve	5.04%	5.09%	5.14%	5.19%
J3 55-71yrs With reserve	6.15%	6.20%	6.25%	6.30%
J3 72+ yrs With reserve	5.91%	5.96%	6.01%	6.06%
J3 55-71yrs Without reserve	6.05%	6.10%	6.15%	6.20%
J3 72+ yrs Without reserve	5.81%	5.86%	5.91%	5.96%