









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 enhanced 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	N/A	£0	None	Min £120,000 Payable valuation From £135	Yes.	No	Yes	Min 25% of property to be sold.	No	<i>Not applicable. Portion of the property is sold to Bridgewater.</i>	3.5% (standard 3%)
 England, Wales and Scotland	60-85	Lump Sum (F)	4.16% (4.24% AER)	£595	None	Min £100,000 £99 for all properties up to £350k LLA FREE for properties up to £350K	No	No	None	£20,000 - £500,000	From day 1, up to 10% of the initial borrowed in up to 4 payments per calendar year with a minimum of £500 on each payment.	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.
	60-85	Flexible (F)	4.35% (4.44% AER)	£595	None		Yes, min £1000 per draw.	No	None	£15,000 - £500,000			2.25% + 0.15% on any cash withdrawal option.
 England and Wales only	55-85	The Lifetime Mortgage Plus (F)	4.97% (5.09% AER)	£595	None	FREE valuation up to £1 million. Equivalent discount thereafter.	No	No	None	£15,000- £1million	10% flexible repayment option available from day 1 of loan. Maximum 4 payments per year subject to a minimum of £500 per payment.	Fixed ERC's for the first 9 years only. 5% - Years 1 – 5 4% - Year 6 3% - Year 7 2% - Year 8 1% - Year 9	2.25%
	55-85	The Lifetime Mortgage Max (F)	5.45% (5.59% AER)	£595	None		No	No	None	£15,000- £1million			2.25%
	55-85	Indexed Lifetime Mortgage (V)	5.43% (5.57% AER)	£595	None		No	No	None	£15,000- £1million			2%
	55-85	Indexed Lifetime Mortgage Plus (V)	5.92% (6.08% AER)	£595	None		No	No	None	£15,000- £1million			2%
	55-85	Indexed Lifetime Mortgage Max (V)	6.41% (6.60% AER)	£595	None		No	No	None	£15,000- £1million			2%


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 England, Wales and Scotland. Northern Ireland – Drawdown range.	60 – no max	Draw-down (F)	5.29% AER	£600	None	Min £70,000 FREE valuation	Yes	No	No	£10,000 - £600,000	ERC free partial repayments. Up to 10% per annum of the original loan (inc any drawdowns), up to 6 payments in any 12 month period with a min of £500 per payment.	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).
	60 – no max	Lump Sum Lite (F) 60 – 69 70 +	4.90% AER 4.70% AER	£0	** See page 7 for full details**		No	No	No	£10,000 - £600,000			
	55 – no max	Lump Sum Plus standard LTV (F) 55 – 69 70+	5.69% AER 5.40% AER	£0 £0	** See page 7 for full details**		No	No	No				
	60 – no max	Lump Sum Plus Enhanced LTV (F)	6.00% AER	£0	None		No	Yes	No	£10,000 - £600,000	No		
 England, Wales and Scotland	55 – 90	Premier Flexible (F) MER (AER)	L: 3.77% (3.84%) UK: 3.75% (3.82%)	£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.	2% capped at £10,000. Any excess is paid to the client.
	55 – 90	Flexible (F) MER (AER)	L: 3.92% (3.99%) UK: 3.90% (3.97%)	£0	L: 4.11% (4.19%)* UK: 4.09% (4.17%)*	Min £100,000 Min £150,000 for ex-local authority properties.	Yes. Min £2000 per draw	No		£10,000 - £750,000			
			L: 3.88% (3.95%) UK: 3.86% (3.93%)	£599	None					£10,000 - £750,000			
	55 – 90	Flexible Plus (F) MER (AER)	L: 4.20% (4.28%) UK: 4.16% (4.24%)	£0	L: 4.39% (4.48%)* UK: 4.35% (4.44%)*	Free valuation	Yes. Min £2000 per draw	No		£10,000 - £750,000			
			L: 4.16% (4.24%) UK: 4.12% (4.20%)	£599	None					£10,000 - £750,000			
	55 - 90	Flexible Max (F) MER (AER)	L: 4.69% (4.79%) UK: 4.65% (4.75%)	£0	L: 4.88% (4.99%)* UK: 4.84% (4.95%)*	Free valuation	Yes. Min £2000 per draw	No		£10,000 - £750,000			
			L: 4.65% (4.75%) UK: 4.61% (4.71%)	£599	None					£10,000 - £750,000			
	55 - 90	Flexible Max Plus (F) MER (AER)	L: 5.36% (5.49%) UK: 5.30% (5.43%)	£0	L: 5.55% (5.69%)* UK: 5.49% (5.63%)*	Free valuation	Yes. Min £2000 per draw	No		£10,000 - £750,000			
			L: 5.32% (5.45%) UK: 5.26% (5.39%)	£599	None					£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.

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-max loan amount	Accept payments redemption free	ERCs	Proc Fee					
 England, Wales and Scotland	55 - 90	Optional Payment MER(AER)	L: 3.92% (3.99%) UK: 3.90% (3.97%)	£0	L: 4.11% (4.19%)* UK: 4.09% (4.17%)*	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 <u>Or</u> 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: 3.88% (3.95%) UK: 3.86% (3.93%)	£599	None		Yes	No		£10,000 - £750,000								
	55 - 90	Optional Payment Plus MER(AER)	L: 4.20% (4.28%) UK: 4.16% (4.24%)	£0	L: 4.39% (4.48%)* UK: 4.35% (4.44%)*		Yes	No		£10,000 - £750,000								
			L: 4.16% (4.24%) UK: 4.12% (4.20%)	£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				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%
	60 - 95	Lump Sum+ (F) Lite Standard Max	3.78% (3.85% AER) 3.98% (4.05% AER) 4.47% (4.56% AER)	£595	None		Free valuation for properties up to £1.5m (£500,000 on flexible)	No		No				No	£10,000 - £1 million	No		1.5% of the full facility at completion LLA 1.75%
60 - 95	Flexible (F) *reserve facility guaranteed for 15 years.	5.88% (6.04% AER)	£500	None	Yes*. Min £2000 per draw.	No	No	No	£10,000 - £1 million	No	LLA 2.25%							

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-max loan amount	Accept payments redemption free	ERCs	Proc Fee
 England, Wales and Scotland.	55 – 95	Capital Choice (F)	4.42% (4.51% AER)	FREE	4.85% (4.96% AER) with 3% Cashback subject to min release of £35,000	Min £70,000 Free valuation	No	No	Yes. Automatic where the maximum is not taken.	£15,000 - £1,500,0 00	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.	2.25% + 1.5% on reserve as and when its drawn LLA 2.35%
	60 – 75	Capital Choice Plus (F)	4.75% (4.85% AER)	FREE	5.09% (5.21% AER) with 3% Cashback subject to min release of £35,000		No	No					
	55-95	Capital Choice Drawdown	4.47% (4.56%AER)	FREE	None		Yes	No					
	60-75	Capital Choice Plus Drawdown	4.80% (4.91%AER)	FREE	None		Yes	No					
	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**	Min £70,000 Free valuation	Yes. Min £5000 per draw.	Yes	No	£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 - £1,000,0 00	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.
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 modern family finance England, Wales and Scotland * 2 year fixed rate products are fixed until 30 th November 2020.	55-100	Variable Rate Lite											
	55-70	Variable Rate Standard Fixed Rate Standard 2 year* Fixed Rate Lite 2 year* Fixed Rate Standard	5.30% (5.43% AER) 5.70% (5.85% 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%
	55-100	Interest Payment Variable Rate Lite Variable Rate Standard Fixed Rate Standard 2 year* Fixed Rate Lite 2 year* Fixed Rate Standard	5.30% (5.43% AER) 5.70% (5.85% 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%

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-max loan amount	Accept payments redemptio n free	ERCs	Proc Fee		
 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	GILT linked. Max 20%					
	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 Product 1 £1400 Contribution Product 2 £800 Contribution Product 3 £1400 contribution & 2% Cashback Product 3A £1400 contribution & 2.5% Cashback			No				No	Product 1 Min £45,000			Product 1 6% of initial amount for years 1-5, 4% of initial amount years 6-10 Product 2 5% of initial amount for years 1-5, 3% of initial amount years 6-8 Product 3 6% of initial amount for years 1-5, 4% of initial amount years 6-10 Product 3A 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						
		Sovereign Drawdown x1.5	From 3.98%MER To 6.66%MER				Yes		Product 3 Min £45,000						
		Sovereign Drawdown no Cap	From 4.03%MER To 6.71%MER				Yes		Product 3A Min £75,000						

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 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%	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.	Fixed rate. 5% years 1-5, 3% years 6-8, ZERO there after	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)		No						Yes. Up to 15% of the initial borrowed per year with a minimum of £50 per payment. No max number of payments.		
	55 - 90	Voluntary Select Gold (F)	5.55% (5.69% AER)							No	Yes, up to 10% of each withdrawal amount each year, without an ERC.	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.	
	55 - 90	Voluntary Select Platinum (F)	6.12% (6.29% AER)		No								
	55 - 90	Capital Select Gold	4.27% (4.35%AER)							No	Fixed Rate 10% in years 0-5 3% in years 6-10 0% from 11+ years		
		Capital Select Gold Plus	4.59% (4.69%AER)										
	55 - 90	Capital Select Platinum	5.41% (5.55%AER)		Choice of none or £1,000. MER rate loaded by 0.10%								
		Lifestyle Lite (F)	4.02% (4.09% AER)										
	55 - 90	Lifestyle Gold (F)	4.39% (4.48% AER)		6.67% (6.88% AER) with 3% cashback ^								
	60 - 90	Lifestyle Gold Plus (F)	5.45% (5.59% AER)										
60 - 90	Lifestyle Platinum (F)	6.39% (6.58% AER)	No										
60 - 90	Prestige (F)	5.17% (5.29% AER)											

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 Canada Life 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 Free Valuation	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		No	No		£10,000 - £750,000	**See Voluntary select above**		
	55 - 90	Over 55 Buy to Let Lifestyle	5.99% (6.16% AER)		None		No	No		£10,000 - £750,000	No		
	55 - 90	Over 55 Buy to Let Voluntary Select	6.18% (6.36% AER)		None		No	No		£10,000 - £750,000	**See Voluntary select above**		

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



More 2 life Tailored Choice cashback deals

Age	Single life cashback	Joint life cashback	Rate
55-65	4%	5%	6.58% (6.78% AER)
66-70	3%	4%	6.48% (6.68% AER)
71-75	2%	3%	6.39% (6.58% AER)

JUST Lump Sum Lite and Lump Sum Plus cashback deals.

Product & Age Range	Annual Interest Rates (AER)			
	£500 Cashback (Min Advance £30K)	£1,000 Cashback (Min Advance £30K)	£1,500 Cashback (Min Advance £30K)	£2,000 Cashback (Min Advance £40K)
Lite – 60-69	4.95%	5.00%	5.05%	5.10%
Lite – 70+	4.84%	4.89%	4.94%	4.99%
Plus – 55-69	5.74%	5.79%	5.84%	5.89%
Plus – 70+	5.50%	5.55%	5.60%	5.65%

Solicitors, Funeral Plans, Benefit Software and PI cover

 <p>England and Wales</p>	<p>Specialist Solicitors. Club rate £390 + disbursements + VAT for remortgages, purchases refer for fee. Later Life Academy rate £375 + disbursements + VAT for remortgages, purchases refer for fee. (Only for instructions submitted online. See the club website for the link) Equilaw charge a fixed fee on a 'no completion no fee' basis. The paperwork is completed at the Equilaw Head Office in Gloucester; they will then refer the client to a solicitor local to them in order to witness his/her signatures. The additional cost payable directly to the local solicitor is usually no more than £75 + VAT. (if your client is able to travel to the Equilaw head office in Gloucester, the extra £75 + Vat will not be charged)</p> <p>If you client has asked for your advice fee to be paid directly from Equilaw this will be paid to you on the day of completion. Web www.equilaw.uk.com Or contact Claire Barker on 01452 657999</p>
	<p>Professional Indemnity Insurance</p> <ul style="list-style-type: none"> • Interest free 10 month Instalment facility. • No administrative fees, the members will only pay the premium plus the IPT with no hidden charges. • Market leading in house claims service. • Market leading rates for Mortgage brokers.

Please ensure the ERC application form is used from our website to secure these deals. . (www.equityreleaseclub.com/application-forms/).

Products, rates, Procurement fees and lenders criteria are liable to change. Please check with the lender and on the lenders KFI prior to submission. **Equity Release Club 01452 310777.**

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