

Retirement mortgages Current Deals (updated 23rd April 2018)



<u>Provider</u>	<u>Age</u>	<u>Product</u> <u>Fixed rate (F)</u> <u>Variable rate (</u> V)	<u>Rate</u>	<u>Fees</u>	<u>Cash</u> <u>back</u>	Min Valuation and cost	Purchase or remortgage	Protected Equity option Yes/No	Min loan amount	Accept payments	<u>ERCs</u>	<u>Proc Fee</u>
HODGE LIFETIME Hodge England,	55 - 85	Retirement Mortgage – 5 year fixed (V)	4.40% (4.45% SVR)	£995	None	Min£100,000 £99 survey fee up to £350k LLA FREE for properties up to £350K	Purchase or Remortgage	No	£20,000 - £500,000	Yes. Payments based on the affordability and income of the client. Acceptable sources of income include Pensions, Employment, Savings	5% - 1% of the capital borrowed in the first 5 years	1.25% (standard 1%)
Wales and Scotland	55 - 85	55 + Interest Only: 5yr Fixed (V)	3.90% (4.45% SVR)	£995	None	£170,000 (Free	Purchase or Remortgage	No	£20,000 (£150,000		only.	0.55% (0.50% to adviser principle, 0.05%
	55 - 85	55+Interest Only: 2yr discounted rate (V)	3.35% (4.45% SVR)	£995	None	valuations up to £350,000)	Purchase or Remortgage	No	required) 2 year	and Investments. Last 2 years track record required for Self	3% for 2yrs only	to ER Club / LLA)
	55 - 85	55+Interest Only: 2yr Fixed (V)	3.50% (4.45% SVR)	£995	None		Purchase or Remortgage	No	Employed inc	Employed income	3% for 2yrs only	
marsden Marsden England and Wales only	55 – 85	60% LTV Interest Only or repayment 2 year discounted 3 year discounted 2 year fixed 3 year fixed	2.39% (then 5.95%) 2.59% (then 5.95%) 2.79% (then 5.95%) 2.99% (then 5.95%)	£998 £998 £998	£0 £0 £0	Min£150,000 Free valuation for properties up to £500,000	Purchase or Remortgage	No	£30,000 - £250,000	Yes. Payments bas ed on the clients affordability. Only Pension income taken into consideration. Income from property & investments acceptable if evid enced by SA302's or annual investment statement. 5% annual o verp ay ment acceptable	2 year fixed or discounted: 3% to 28.02.18 3% to 29.02.20 2% to 29.02.20 3 year discounted: 3% to 28.02.18 3% to 28.02.19 3% to 29.02.20 2% to 28.02.21	0.6%

Marsden Valuation Fees:

 Free up to £500,000 in value.
 £140 up to £750,000
 £290 up to £1,000,000

 £540 up to £1,500,000
 £940 up to £2,000,000
 Refer is over £2,000,000



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<u>Provider</u>	<u>Age</u>	<u>Product</u> Name	<u>Product type</u> (all variable rates)	<u>Rate</u>	Initial Rate duration	Followed by rate	<u>Fees</u>	Min Valuation and cost	<u>Min loan</u> amount	Accept payments	<u>ERCs</u>	<u>Proc Fee</u>
		<u>rearrie</u>	(an variable races)		(until)	<u>by rucc</u>		una cost	dillouite			
	40.00			2.040/	2	4.540/	D 1 CO 45*	14' 6422 000	645.000		20/: 11 5: 1	0.250/
THE	18 - 89	Owner Occupier –	3 year discounted rate (1.70% discount)	2.84%	3 years	4.54%	Product Fee £945* Application fee £175	Min£120,000	£45,000 – no max	Monthly interest payments. Contact	3% in the first year 2% in the second year	0.35% minimum
FAMILY BUILDING SOCIETY		Mortgage for	80% maximum LTV				Application lee 1173	Free Valuation for	(referif over	the Family Building	1% in the third year	£157.50
SOCIETY	18 - 89	movin g ho me	5 year discounted	3.14%	5 years	4.54%	Product Fee £1,495*	properties up to	£500,000)	society for full	3% in years 1-3	0.35%
		Discounted	rate (1.40% discount)				Application fee £175	£500,000. For		details.	2% in the fourth year	minimum
Available in: England and		Initial rate with	80% maximum LTV					properties over			1% in the fifth year	£157.50
Wales	18 - 89	Interest only	5 year discounted	3.34%	5 years	4.54%	Product Fee £195*	£500,000 fee			3% in years 1-3	0.35%
		payment	rate (1.20% discount)				Application fee £175	scale applies less £360 discount			2% in the fourth year 1% in the fifth year	minimum £157.50
	18-89	Offset	80% maximum LTV 2 year discounted	2.19%	2 years	4.64%		Min £180.000	£45,000 – no	Monthly Capital and	2% in the first year	0.5%
FAMILY	10-09	Mortgage	rate (2.45% discount)	2.13/0	2 years	4.0470		Free Valuation for	max	Interest	1% in the s econd year	minimum
BUILDING		with capital	80% maximum LTV				Product Fee £945*	properties up to	(referif over	repayments.		£225
35000		and interest					Application fee £175	£500,000. For properties over	£500,000)	Contact the Family		
Available in: England and		repayments						£500,000 fee scale		Building society for		
Wales								applies less £360		full details.		
								discount.				
	18-89		3 year discounted	2.34%	3 years	4.54%	Product Fee £945*				3% in the first year	0.35%
THE		Owner Occupier –	rate (2.20% discount)				Application fee £175	Min£120,000			2% in the second year 1% in the third year	minimum
FAMILY	18 - 89	Mortgage for	80% maximum LTV 5 year discounted	2.64%	5 years	4.54%	Product Fee £1,495*	Free Valuation for	£45,000 – no	Monthly Capital and	3% in years 1-3	£157.50 0.35%
SOCIETY	10-03	movin g ho me	rate (1.90% discount)	2.0470	3 years	4.5470	Application fee £175	properties up to	max	Interest	2% in the fourth year	minimum
		Discounted	80% maximum LTV				PP	£500,000. For	(referif over	repayments.	1% in the fifth year	£157.50
Available in:	18-89	Initial rate with	5 year discounted	2.84%	5 years	4.54%	Product Fee £195*	properties over	£500,000)	Contact the Family	3% in years 1-3	0.35%
England and		Capital and Interest	rate (1.70% discount)				Application fee £175	£500,000 fee		Building society for	2% in the fourth year 1% in the fifth year	minimum
Wales		repayment	80% maximum LTV					scale applies less £360 discount		full details.	170 III the man year	£157.50
								L300 discount				
	18 - 89		2 year fixed rate	1.99%	30/04/2019	4.54%	Product Fee £945*				2% until 30/04/2018 1% until 30/04/2019	0.35% min
THE	40.00	Owner	80% maximum LTV	2.2004	20/04/2020	4 5 407	Application fee £175					£157.50
FAMILY	18 - 89	Occupier –	3 year fixed rate 80% maximum LTV	2.29%	30/04/2020	4.54%	Product Fee £945* Application fee £175	Min£120,000			3% until 30/04/2018 2% until 30/04/2019	0.35% minimum
SOCIETY		Mortgage for moving home	00 /0 IIIdAIIIIUIII L I V				Application lee £175			Monthly Capital and	1% until 30/04/2020	£157.50
	18 - 89	mount ground	5 year fixed rate	2.39%	30/04/2022	4.54%	Product Fee £1,495*	Free Valuation for	£45,000 – no	Interest	5% until 30/04/2018	0.35%
		5 year fixed	80% maximum LTV		. ,		Application fee £175	properties up to	max	repayments.	4% until 30/04/2019	minimum
		rate Fixed Initial						£500,000. For	(referif over	Contact the Family	3% until 30/04/2020 2% until 30/04/2021	£157.50
Available in: England and	18 - 89	rate with	5 year fixed rate	2.59%	30/04/2022	4.54%	Product Fee £195*	properties over £500,000 fee	£500,000)	Building society for full details.	1% until 30/04/2022	0.35%
Wales		Capital and	80% maximum LTV				Application fee £175	scale applies less		Tutt uc tails.		minimum
		Interest repayment						£360 discount.				£157.50
		repayment										
						.=	the product fee	::: 1 0 00/ C.I				

Product Fee: For loans over £500,000 the product fee will be 0.3% of the loan amount.



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Solicitors, Funeral Plans, Benefit Software and PI cover

England and Wales	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) 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
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