

Product Updates

JUST.

RETHINK RETIREMENT

Interest Rate Reduction & New Cashback Options

From 4th April 2019, JUST are reducing their interest rates on their JUST For You Lifetime Mortgage as fol-

Product	Cashback	Min Advance	Age range for rate	Without facility		With facility	
				AER	MER	AER	MER
J3	£0	£10,000	55+	5.56%	5.42%	5.61%	5.47%
J3	£500	£30,000	55-85	5.65%	5.51%	5.70%	5.56%
J3	£1000	£30,000	55-85	5.70%	5.56%	5.76%	5.61%
J3	£1500	£30,000	55-85	5.76%	5.61%	5.81%	5.66%
J3	£2000	£40,000	55-85	5.80%	5.65%	5.85%	5.70%

JUST are introducing a **NEW CASHBACK** Deal to the J3 LTV Series:

Product	Cashback	Min Advance	Age range for rate	Without facility		With facility	
				AER	MER	AER	MER
J3	£3000	£60,000	55-85	5.90%	5.75%	5.96%	5.80%

JUST are also introducing a **NEW CASHBACK** option on the J5 LTV series:

Products	Cashback	Min loan amount	Age range	Without facility		With facility	
				AER	MER	AER	MER
J5	£1k	£30,000	55-85	6.10%	5.94%	6.16%	5.99%
J5	£2k	£40,000	55-85	6.15%	5.99%	6.21%	6.04%
J5	£3k	£60,000	55-85	6.20%	6.04%	6.26%	6.09%

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When will these changes take effect?

These changes will be implemented from Thursday 4 April 2019

What will happen to pipeline cases?

Where the interest rate is decreasing, any relevant application which has not been offered can be switched to the new interest rates.

Valuation Report Criteria Update:

Given the continued uncertainty surrounding Brexit and the softness in the property market, it has been agreed that the validity of the valuation reports, which is currently 6 months, will be reduced to three. Section 9.5 of the Lending Policy will be amended to read "Valuation Reports are valid for a period of 3 months, or until expiry of the mortgage offer, whichever is the later".

This change should be applied to all new valuation reports received after the 1st of May.