

Your guide to **Releasing cash from your home**



Lifetime mortgages **that do more** from **more2life**

Shouldn't there be more to life than worrying about money in retirement?

That's what we believe – and that's why more 2 life was started.

So if you're worried about coming up short on a relaxing and rewarding retirement, our lifetime mortgages can help. Or if you're trying to meet expensive monthly mortgage repayments, our plans can give you the money to repay that existing debt.

We know how important your home is to you, so we are continually searching for ways in which we can make releasing cash from your home as easy and flexible as possible.

From protecting your loved ones, to releasing higher amounts of cash, this guide will explain the options we've put in place to help you do more of the things that matter to you.



What is a more 2 life lifetime mortgage?

A lifetime mortgage is a long term loan that's secured against your property. The amount that's available to you will depend on your age and property value, as well as other factors like health or lifestyle. Any homeowner over the age of 55 may be eligible for a more 2 life lifetime mortgage.



Typically no monthly repayments

There are typically no monthly repayments, as the loan plus roll up interest is repaid after you, and your partner if applicable, pass away or move into long term care.



Initial Lump Sum

With every lifetime mortgage, you'll take an initial lump sum. You don't have to take the maximum amount available to you, and in many cases you'll be able to set aside a reserve in order to drawdown additional sums in the future.



Own your own home

You still own your own home. You can stay there for the rest of your life, or move if you wish to. If you move to an eligible property, then your plan moves with you.



Tax free

Money released with a lifetime mortgage is tax free.



Guaranteed Inheritance Feature

Our Guaranteed Inheritance Feature allows you to protect a proportion of your home's future value for your beneficiaries. Be aware that a lifetime mortgage will reduce the value of your estate.



Never owe more than the value of your home

This is the no negative equity guarantee. It means that you never need to be worried about passing debt on to your family.

Remember, a lifetime mortgage is the most popular type of equity release, and it's a loan secured against your home. You should always think carefully before securing a loan against your home. A lifetime mortgage will reduce the value of your estate and may affect your entitlement to means-tested benefits.

Deciding if a lifetime mortgage is right for you



A lifetime mortgage might be right for you if...

- ✔ You are a homeowner age 55+, and your home is worth at least £70,000
- ✔ You want access to tax free cash
- ✔ You definitely want to stay in your own home
- ✔ You don't have a large pension pot
- ✔ You'd like to pay off your existing mortgage
- ✔ Your UK home is your main residence



There are several alternative options that we encourage you to consider.



Downsizing

Could you sell your home and move somewhere smaller and cheaper? This is an alternative way of freeing up equity from your property, and could also help you to reduce the cost of running your home. When considering the benefits of downsizing, don't forget that there may also be associated costs. This could mean financial costs, such as stamp duty, as well as the time, energy and emotional strains associated with moving.



Savings

If you have existing savings or investments, these might meet your financial needs. We understand that you might have these funds set aside for other purposes, but it's always worth considering.



Government Benefits

Do you know if you're claiming all the benefits you're entitled to? This is something that your equity release adviser can help you to check.



Friends and Family

It doesn't need to be embarrassing to ask for help – and the people who care about you may be more than happy to lend a hand.



A Conventional Loan or Mortgage

If you can afford to keep up with monthly repayments then this can be another strategy for securing short or long term credit.

Quicker access to your money ... and more of it

When you need money, you don't want to wait any longer than you have to. While every application is different, we have pioneered new technology that makes it easier for your adviser to submit an application and move the process along. By making every part of the application process more streamlined, we're committing to getting your money to you as quickly as we can.

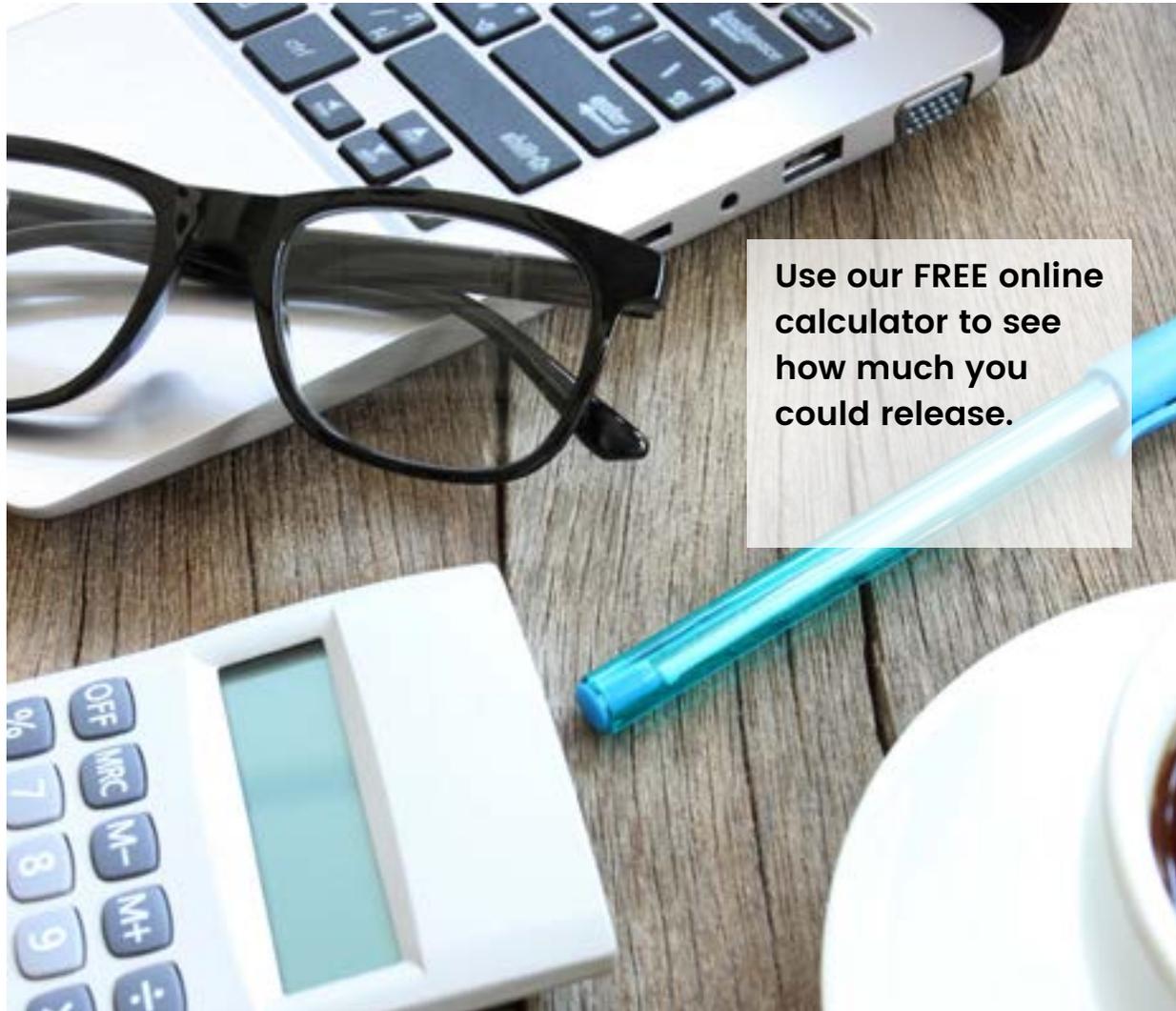
Advice is an important step towards taking out a lifetime mortgage, so we've worked hard to make it easier for your adviser to apply for a more 2 life plan.



How much could you release?

The amount that you can release will depend on your age, your home's value and, potentially, your health and lifestyle choices. Only an adviser can tell you the exact amount that's available to you, but you can get an indication with our

FREE equity release calculator.



Understanding loan-to-values

Your lifetime mortgage amount will be calculated based on what's known as a loan-to-value (LTV).

A loan-to-value is the percentage of your home's value that you're able to release.

We offer some of the highest enhanced LTVs currently available. Some of our customers can access just over half of the value of their home. Your adviser will be able to explain which LTVs you are eligible for.

What will a lifetime mortgage cost me?

After taking out your lifetime mortgage, we'll start to add interest to the loan. We use what's known as roll-up interest, which means that the interest added is applied to the loan balance plus any interest that has already accrued.

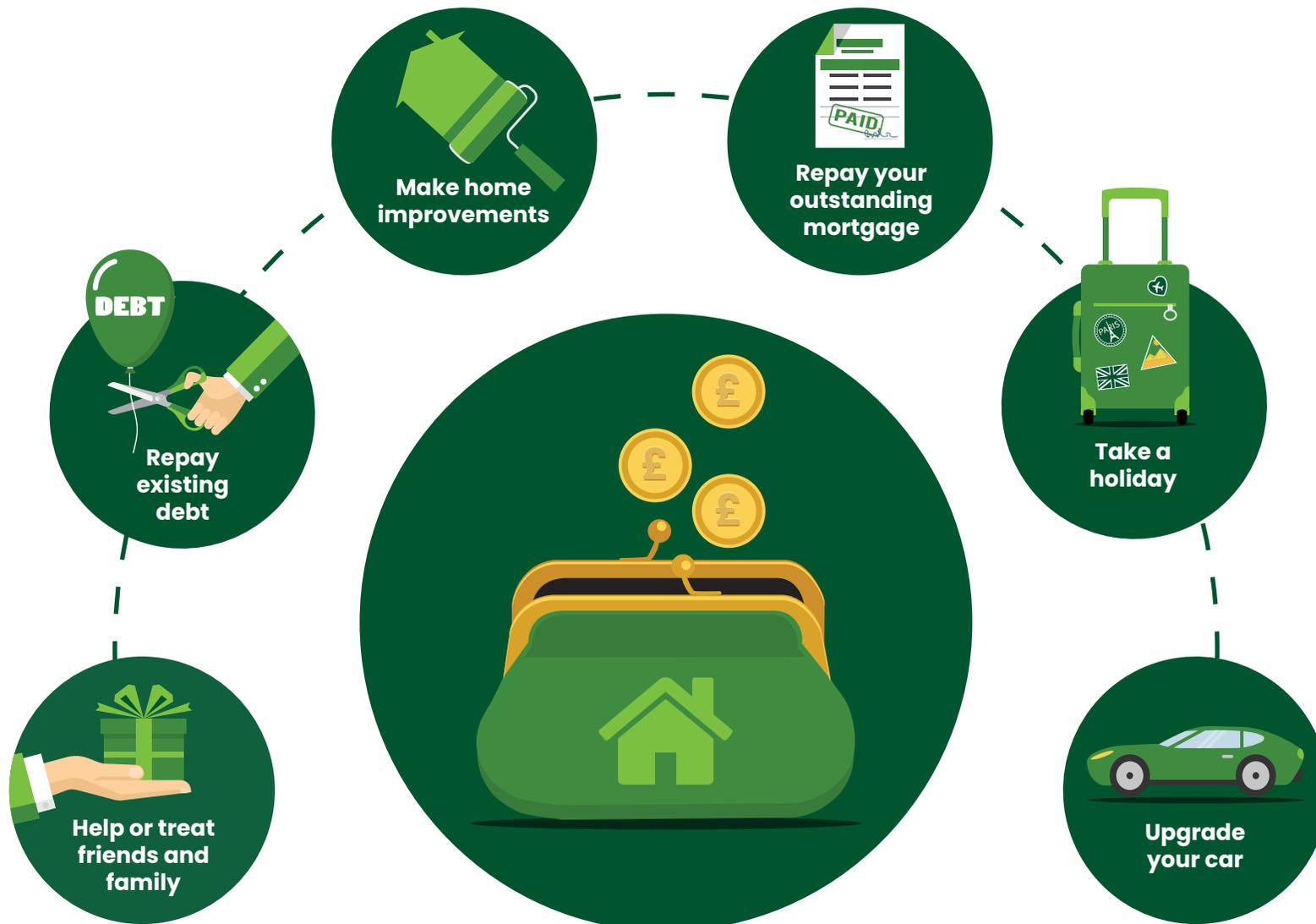
This means that the cost of your plan can vary a great deal depending on how much you release and what the interest rate is. Before taking out a plan, you will meet with a specialist adviser who will provide you with a personalised illustration which details the costs that apply to you.



How would you make the most of retirement?

You can spend the cash released from your home however you wish.

Here are some of the most common ways in which a lifetime mortgage helps our customers



Plans tailored to your needs

Over the next few pages, we're going to explain some of the features and protections that could be available when you take your plan with more 2 life.

Here's an overview of what could be available.

Standard features:



No negative equity guarantee



The right to move house (subject to criteria)



Remain owner of your own home

Optional features:



Flexible early repayment options



Early repayment charge exemptions



Guaranteed inheritance feature



Release additional cash in smaller lumps, after an initial lump sum



Possibility to release more money with certain health conditions/lifestyle choices

Flexible repayment options for life's unexpected changes

One of the great things about a lifetime mortgage is the fact that you don't have to make monthly repayments – instead, the loan amount plus roll-up interest will typically be repaid from the sale of your home when you pass away or move into long-term care.

Sometimes, though, it's nice to have repayment options available. This allows you to control how much you'll owe when the plan does come to an end. Instead of complicated repayment plans with no flexibility, some of our plans allow you to repay up to 12% of your original loan amount each year, without incurring an early repayment charge.

Fair and simple early repayment charges



Fixed Early Repayment Charges (ERCs)

The majority of our plans have fixed ERCs, so you always know what the charge will be



Downsizing Protection

You could be covered by downsizing protection, allowing you to repay your plan without an ERC if you decide to move into a home outside our lending criteria. This is applicable after an initial five year period



Early Repayment Charge Waiver

You may also have the ERC waived if you choose to repay your plan within three years of your spouse or partner passing away or moving into long-term care

Protecting your family with the Guaranteed Inheritance Feature

Leaving something to your family after you pass away may be very important to you – if so, you're probably looking for a lifetime mortgage that makes it easy to protect part of the future value of your property.

Our Guaranteed Inheritance Feature is a simple and flexible option.

You can protect a percentage of your home's future value to leave to your beneficiaries with the more 2 life Guaranteed Inheritance

Feature, which is automatically applied to eligible plans.

Guaranteed inheritance is a proportion of the property's future value, so it will benefit from any increases to your home's worth. It could also be negatively affected if the property value decreases. The inheritance that you can guarantee will reduce if you choose to drawdown additional sums in the future.

Here's an example:



*This figure assumes house price inflation of 1% over a plan duration of 15 years.

Accessing more money with an enhanced plan

It's easy to be coy about your health and medical conditions – but **if you are honest with your adviser then they may be able to get you more money.**

Common conditions such as type 2 diabetes and heart disease, as well as lifestyle choices like smoking, could make you eligible for our medically underwritten plans. You may hear this referred to as an 'enhanced' plan. That means more money, as enhanced plans allow you to borrow a higher proportion of your property's value.



Here's an example of how a **more 2 life enhanced plan could benefit you.**

Meet Grace. Grace is 65 and still has plenty she wants to do with her life, provided she can access the funds. If she was in good health, she could expect to borrow 37.5% of her home's value under a standard lifetime mortgage plan. However, Grace has high blood pressure and previously suffered from cancer – this means she can borrow 41.3% with an enhanced plan, if she tells her adviser.

Release additional cash in smaller lumps

If you don't take all the money available to you when you first take out your lifetime mortgage, then you can choose to use what's left as a drawdown fund.



Drawdown

This means that after taking an initial amount you're able to take out additional money if you need it in the future. It's a great deal, because you only have to pay interest on the money you've actually taken.

Your drawdown facility is linked to the guaranteed inheritance feature, allowing you to choose whether you want to save the money for your beneficiaries or make use of it in your own lifetime.



The lifetime mortgage that fits right

Your adviser will look for the lifetime mortgage that fits your personal needs best. We've designed a wide selection of plans to make sure that you'll have access to the features that make most sense for you. So if your main interest is getting the maximum amount of cash available to you then we have a plan for that... but if you're more concerned about leaving as much as possible for your family then there's a plan for that too.



Standard

Your Choice

	No negative equity guarantee	You own your home	Right to move home	Guaranteed inheritance feature	Enhanced LTVs	Drawdown available	Downsizing protection	Fixed early repayment charges	Capital repayment options	Maximum LTV
Tailored Choice	✓	✓	✓	✓	✓	✓				54.5%
Capital Choice	✓	✓	✓	✓*		✓	✓	✓	✓	55%
Flexi Choice	✓	✓	✓			✓	✓	✓	✓	42%
Maximum Choice	✓	✓	✓	✓		✓	✓	✓**	✓	54%

* Guaranteed inheritance feature only available on Capital Choice Lump Sum.

** The early repayment charge is fixed for the first 5 years only and based on gilt rates for years 6-10. After a period of 10 years, early repayment charges will no longer apply. Ask your adviser for further details.

Know that your lender has your back

You want to know that your money is coming from **a provider with a proven track record**. We've come a long way since we started out with the goal of making lifetime mortgages more rewarding – ten years on, we're still innovating.

For your peace of mind, we...



Only approve lifetime mortgages after you have received equity release advice



Are members of the Equity Release Council



Have won over 25 awards



Are experienced – we've been providing lifetime mortgages since 2008



What next?

To find out if you qualify for a lifetime mortgage and whether it is right for you, you'll need to meet with a specialist adviser.

At more 2 life, we believe passionately in the value of specialist, independent advice. Getting tailored advice from a qualified expert is important; they'll be able to:

- Explain the different options in more detail.
- Show you what a plan is likely to cost.
- Carry out the application process.

Involve your family

We recommend involving your family or friends in the advice process, as they'll be able to ask questions and make sure you get all of the important details. If you have children then it's important to discuss your options with them.



With a lifetime mortgage the loan is secured against your home. Equity release will reduce the value of your estate and may affect your entitlement to means-tested benefits. You should always think carefully before securing a loan against your home.

Getting expert advice

We work closely with a number of trusted partners who offer professional advice across the whole range of equity release plans available on the market, including more 2 life lifetime mortgages.

Contact them using the details below to see how they can help. Alternatively, you can visit the Equity Release Council's website to find a local adviser (details below).



www.therightequityrelease.com
0800 612 6755



www.equityreleasesupermarket.com
0800 678 5955



www.responsibleequityrelease.co.uk
0800 652 2955



www.bowerretirement.co.uk
0800 411 8668



www.agepartnership.co.uk
0800 975 5151



www.keyadvice.co.uk
0800 531 6027

Equity Release Council (ERC)

The ERC is the industry body for the equity release sector and maintains a list of qualified advisers across the UK. Visit their website and click on 'Membership' to find an adviser local to you.

www.equityreleasecouncil.com





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