

# Seaside Property Goals - Funding with a Lifetime Mortgage



## The client

- George Gregson • Aged 80 • Property Value: £3 million
- Requires: £1.4 million • Maximum loan to value: 47%

## George's Story

George requires £1.4 million to buy a second property on the coast, to spend time with family on the weekends.

George doesn't have any other assets except his mortgage free property, so he wants to look at a lifetime mortgage to fund the purchase.

He may decide to move to the property on the coast in the future. If he were to do so, he would have the option of either repaying the loan or porting the lifetime mortgage to the coastal house.

## Optional Repayment Possibilities

George does not want to make repayments towards the loan, however if he wanted to, he could pay up to 12% of the initial release each year.

Should George wish to move to the coastal property he could repay the loan via the sale of the property. If George decides to repay the loan early within the first 7 years, he would face an early repayment charge.

## Managing His Lifetime Mortgage with MyPure

George can manage his lifetime mortgage online through the account management platform, MyPure. He can view his account balance, make one-off optional repayments, and access a bank of FAQs to support him along the lifetime mortgage journey.

George is advised to take an **Emerald lifetime mortgage from Pure Retirement.**



This plan allows George to release up to **47%** (£1,410,000) based on his age and property value



He releases **£1.4 million** to purchase the property

# Thinking about Equity Release?

Pure Retirement is a specialist lifetime mortgage provider regulated by the Financial Conduct Authority and a member of the Equity Release Council. It is important to consider all options before you apply for equity release.

## Pure Lifetime Mortgage Features

Guaranteed no negative equity

Optional monthly repayments

Client retains ownership of the property

Regulated by the FCA

Member of the Equity Release Council

## Things To Consider

Downsizing and other forms of finance should be considered

Compound interest roll-up

Early repayment charges

Long-term care and state benefits considerations

A lifetime mortgage may impact the inheritance you leave

Figures used are for illustrative purposes only and show an example of Pure Retirements Lifetime Mortgages and how they have been previously used.



**Tel: 0113 366 0599**  
**www.pureretirement.co.uk**

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