

Criteria Overview

Our Lifetime Mortgage Lending Criteria



For intermediaries use only. Not approved for use with clients.

To help guide you through our lifetime mortgage lending criteria, we have created this guide covering the most commonly searched-for criteria terms.

We treat each application on a case-by-case basis, reviewing surveyor comments. With our underwriting promise, a dedicated underwriter is allocated to your case when you submit your application with Pure. Our team will always investigate options across our range of lifetime mortgages should your initial chosen plan be unsuitable. They will always investigate alternative funding lines across our lifetime mortgages should your initial chosen plan be unsuitable.

If you need to discuss your clients' lending requirements, contact our Intermediary Sales team or use our [online criteria search tool](#).

To ensure your application is processed quickly, please follow our guidance on [customer ID verification](#).

Flooding

Each of our lifetime mortgages treats flood zones differently, so it is **always** worth checking our criteria search or talking to our Intermediary Sales team.

There are 3 flood zones defined by the Environment Agency.

Flood zone 1 has the lowest risk compared to flood zone 3, which is deemed to be the area most at risk of flooding. You can check out the [Government flood map](#) as an initial check.

Several of our lifetime mortgage products accept properties in **flood zone 1**, provided the property **hasn't** flooded in the last five years.

Some consider **flood zone 2 and 3** properties as long as there haven't been any floods in the past five years or flood defences are in place, and there are no added insurance premiums.

Flat Roofs

The condition of each property's roof, including its general construction, is assessed. If, for example, the roof is 100% flat felted, constructed from fibreglass or any other material defined as 'non-standard', it may be declined.

All our lifetime mortgages accept a percentage of flat roofs, so it is always worth checking on the lending criteria search function on our website.

Flat roof material examples:

Flat roofs come in various building materials, some classed as **durable** and some as **non-durable**.

A **durable flat roof** is typically made from materials like EPDM (ethylene propylene diene monomer) rubber, which is known for its long lifespan and resistance to weather extremes. Additional durable materials include GRP (glass-reinforced polyester), which is highly resistant to impacts, extreme weather, and temperatures, and BUR (built-up roofing), which follows a traditional multi-layered system with asphalt and reinforcing fabric.

Non-durable construction types include standard roof felt, which is less expensive but has a shorter lifespan and is more prone to moisture and UV exposure damage. Modified bitumen construction with poor-quality installation can also risk cracking or leaking if not installed correctly.

Roof Material

Each roof type is bound by the same key considerations: increased upkeep, durability of the materials used, construction type, and typical lifespans.

- Thatched roofs made of reed and straw are more widely **accepted**
- Tile, slate, felt, asphalt, copper and lead – are predominantly **accepted**
- Asbestos, Zinc and roofs insulated with spray-foam **aren't accepted**

Property Condition and Type

Property condition issues take many forms and don't just relate to the physical structure of the building itself. They could mean, for example, that the property is not readily saleable in its current condition and requires work to bring it up to standard.

The surveyor will check for:

Structural integrity: Subsidence, dampness or infestations.

Maintenance: Maintained roofs, windows, plumbing etc.

Excessive Clutter: The surveyor inspecting the property requires full access; they must be able to move freely around the property to undertake their valuation. Excessive clutter can hinder this, it is also a sign of low property maintenance; however, we can give the customer the option to clear the property so we can re-evaluate the survey.

Property Type

Property types can also relate to homes that fall outside our lending criteria, such as:

- High-rise flats where the block has 7 storeys.
- Properties with more than one kitchen, or those with more than the maximum number of bedrooms.
- New build properties. Please note that those without acceptable warranties including, but not limited to, a National House Building Council (NHBC) Certificate, may be declined.

Listed Buildings

Listed buildings mean increased insurance costs, more maintenance costs, and a restricted ability to renovate or extend the property, which makes the property less saleable.

Grade 2 in England and Grade C in Scotland are more widely **accepted**.

Grade 1 in England and A/B in Scotland are **not acceptable**.

Around 75% of thatched-roof properties are listed buildings, which adds further complications.



Proximity of Commercial Premises

It is always worth investigating your customers' proximity to a commercial property, either by visiting the property or looking on Google Maps.

Commercial property decisions will be made case-by-case, subject to the surveyor's comments and full underwriting checks. We are looking for noise and smell concerns, unsociable hours and if there are multiple commercial premises.

Commercial property types

- Small home offices with residential council tax are more likely to be **considered**.
- Properties adjacent to or in view of schools, care homes, village halls, childminders, music teachers, places of worship and doctors/GPs are again more likely to be **considered**.

Ex-Local Authority House

Ex-Local Authority properties are accepted.

Minimum values apply to ex-local authority housing, which tends to be higher than standard minimum property values.

We are looking for ex-local authority houses in predominantly privately owned areas.

If unsure, check www.streetcheck.co.uk to know if the property is a local authority home.

Pylons, Telephone Masts, High Voltage Power Lines

When visiting the property or viewing it on Google Maps, look out for:

- Visible phone masts and pylons.
- High voltage power lines passing directly over or nearby.
- Electrical Substations located next door.

We do have plans where smaller overhead lines, such as telephone lines, within 100 meters of the property can be accepted, so it's always worth referring to our Intermediary Sales team to investigate further.

Summary

Each of our products has specific criteria, so it's worth taking the time to research the finer points of each of our lifetime mortgage products to find the most suitable solution for your client.

Built specifically for financial advisers, our [criteria search tool](#) helps you navigate our lending criteria to find the right lifetime mortgage for your client by allowing you to filter each product by specific criteria.

If you can't find what you are looking for or have any queries, please contact a member of our [Intermediary Sales team](#).



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