

Product Details and Conditions at a Glance

Classic Lifetime Mortgages



For financial intermediaries only. Not approved for use with customers.



Fixed
ERCs



Downsizing
protection



Optional partial
repayments



10% ERC-free
repayments



Free EPC
valuation

1. Applicants

Minimum age	55.
Maximum age	84.

2. Property

Location	England, Wales and mainland Scotland. Classic Elite – England only.
Minimum value	£125,000 (£150,000 if ex-local authority). Classic Elite – £2,000,001.
Maximum value	£2 million in England. £1 million in Wales and mainland Scotland. Classic Elite – No maximum.
Type	See the Lending Criteria document.

3. Loan size

Minimum initial loan	£10,000 Drawdown, £15,000 Lump Sum. Classic Elite – £100,000.
Maximum initial loan	Based on the maximum property value and LTV. Classic Elite – £2 million.
Minimum cash release	£500.

4. Set-up costs

There are two different package types. Depending on which is selected, the costs may vary as detailed below.

Valuation fee	Free
Arrangement fee	Free
Legal fee	Applicant to pay their own legal fees
Advice fee (Details will be disclosed by adviser)	Applicant to pay advice fee
Cashback	Unavailable
Drawdown facility	Available up to specific LTVs if required
Telegraphic transfer fee	£30
Interest rate	Fixed for each advance at the time offer

For further information, see the Tariff of Charges Guide.

5. Early Repayment Charges (ERCs)

This is a fixed percentage of the outstanding balance. See below for the fixed percentages:

Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11+
10%	9%	8%	7%	6%	5%	4%	3%	2%	1%	0%

The above Early Repayment Charge applies to new initial and further advance lending.

For existing customers, including those applying for a cash release, it will be based upon the terms of their original Offer. Please refer to the Offer for confirmation of the Early Repayment Charges that may apply.

For further information, see the Early Repayment Charges Guide.

6. Partial repayments

ERC free partial repayments criteria

Maximum number of payments in 12 month period	12
Maximum value of payments in 12 month period	No more than 10% of total borrowed
Minimum partial repayment	£50
Minimum outstanding balance after payment	£50

Any partial repayments made not conforming to these restrictions are liable to attract Early Repayment Charges.

Monthly direct debits of a regular amount can be set up for partial repayments on these products.



7. Moving house

- The lifetime mortgage can be transferred to a new property, subject to it meeting lending criteria at the time.
- If the initial advance has completed over 5 years ago and the new property does not meet the prevailing lending criteria, then the borrower(s) may repay the entire loan without an ERC.



Downsizing
protection

8. Repayment on death or moving into long-term care

- No negative equity guarantee for the final customer's entry into long-term care or death.
- The mortgage must be repaid when the borrower (or both borrowers if they are borrowing jointly) have died, or have permanently left the property because they need long-term care, for example, to move into a care home. In this instance, no Early Repayment Charges are payable.
- For a joint life account where one person dies or moves into long-term care, the remaining borrower may repay the lifetime mortgage within 3 years without ERCs (subject to terms and conditions).



No negative
equity
guarantee

9. Loan-to-values (LTVs)

Customers will receive a personalised quote based on their loan amount, age, property value, property type and location. The below table shows the absolute maximum LTV that a customer may borrow.

Age	Classic Flexible Drawdown Maximum LTVs		Classic Flexible Lump Sum Maximum LTVs		Classic Flexible Elite Drawdown Maximum LTVs		Classic Flexible Elite Lump Sum Maximum LTVs	
	Joint Life	Single Life	Joint Life	Single Life	Joint Life	Single Life	Joint Life	Single Life
55	17.50%	18.50%	21.50%	22.50%	17.50%	18.50%	17.50%	18.50%
56	18.50%	19.50%	22.50%	23.50%	18.50%	19.50%	18.50%	19.50%
57	19.50%	20.50%	23.50%	24.50%	19.50%	20.50%	19.50%	20.50%
58	20.50%	21.50%	24.50%	25.50%	20.50%	21.50%	20.50%	21.50%
59	21.50%	22.50%	26.00%	27.00%	21.50%	22.50%	21.50%	22.50%
60	23.00%	24.00%	28.00%	29.00%	23.00%	24.00%	23.00%	24.00%
61	24.00%	25.00%	29.00%	30.00%	24.00%	25.00%	24.00%	25.00%
62	25.00%	26.00%	30.00%	31.00%	25.00%	26.00%	25.00%	26.00%
63	26.00%	27.00%	31.00%	32.00%	26.00%	27.00%	26.00%	27.00%
64	27.00%	28.00%	32.00%	33.00%	27.00%	28.00%	27.00%	28.00%
65	28.00%	29.00%	33.00%	34.00%	28.00%	29.00%	28.00%	29.00%
66	29.50%	30.50%	33.50%	34.50%	29.50%	30.50%	29.50%	30.50%
67	30.50%	31.50%	34.00%	35.00%	30.50%	31.50%	30.50%	31.50%
68	31.50%	32.50%	35.00%	36.00%	31.50%	32.50%	31.50%	32.50%
69	32.50%	33.50%	36.00%	37.00%	32.50%	33.50%	32.50%	33.50%
70	34.00%	35.00%	37.00%	38.00%	34.00%	35.00%	34.00%	35.00%
71	35.00%	36.00%	38.00%	39.00%	35.00%	36.00%	35.00%	36.00%
72	36.00%	37.00%	39.00%	40.00%	36.00%	37.00%	36.00%	37.00%
73	36.50%	37.50%	40.00%	41.00%	36.50%	37.50%	36.50%	37.50%
74	37.50%	38.50%	41.00%	42.00%	37.50%	38.50%	37.50%	38.50%
75	38.50%	39.50%	42.00%	43.00%	38.50%	39.50%	38.50%	39.50%
76	39.00%	40.00%	43.00%	44.00%	39.00%	40.00%	39.00%	40.00%
77	40.00%	41.00%	43.50%	44.50%	40.00%	41.00%	40.00%	41.00%
78	41.00%	42.00%	44.50%	45.50%	41.00%	42.00%	41.00%	42.00%
79	42.00%	43.00%	45.50%	46.50%	42.00%	43.00%	42.00%	43.00%
80	43.00%	44.00%	47.00%	48.00%	43.00%	44.00%	43.00%	44.00%
81	43.00%	44.00%	47.00%	48.00%	43.00%	44.00%	43.00%	44.00%
82	43.00%	44.00%	47.00%	48.00%	43.00%	44.00%	43.00%	44.00%
83	43.00%	44.00%	47.00%	48.00%	43.00%	44.00%	43.00%	44.00%
84	43.00%	44.00%	47.00%	48.00%	43.00%	44.00%	43.00%	44.00%

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