

# Pure Heritage at a Glance

## Product Details and Conditions

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



**Drawdown facility**



**No negative equity guarantee**



**Partial repayments**



**Porting available**

### 1. Applicants

Minimum Age	55
Maximum Age	85

### 2. Property

Location	England, Wales and Scotland.
Minimum Value	From £70,000.
Maximum Value	No maximum limit on property value.
Type	See the Lending Criteria document.

### 3. Loan Size

Minimum Initial Loan	£10,000.
Maximum Total Loan/Facility	£800,000.
Minimum Drawdown Facility	£500.
Maximum Drawdown Facility	Capped at the maximum LTV minus the initial cash advance, subject to a maximum drawdown facility of £200,000.

### 4. Set-Up Costs

	Heritage
Required Initial Advance	£10,000
Valuation Fee	Free
Arrangement Fee	Free
Cashback	Available on selected products
Legal Fee	Applicant to pay their own legal fees
Advice Fee (Details will be disclosed by adviser)	Applicant to pay advice fee
Drawdown Facility	All plans have a drawdown facility available if required
Interest Rate	Fixed at the time of the initial advance

For further information, see the Tariff of Charges Guide.

## 5. Interest Servicing Option

An interest serviced lifetime mortgage offers customers an interest rate discount if they choose to make monthly payments on their lifetime mortgage, with the option to stop making the monthly payments at any time.

<p><b>Monthly Payments</b></p>	<p>The interest servicing option can be selected when applying for an initial loan, and an interest rate discount will apply for customers making monthly payments of at least 25% of the monthly interest. After the lifetime mortgage has been set up, the monthly payment amount cannot be changed, but they can choose to stop making the monthly payments at any time.</p>
<p><b>Stopping Monthly Payments</b></p>	<p>With interest servicing, customers can stop making monthly payments at any time, but once stopped they are unable to be restarted and the interest rate will then increase as the discount will no longer apply. Any unpaid monthly interest will be added to the loan each month and rolled up for the remainder of the lifetime mortgage.</p>
<p><b>Payment Holiday</b></p>	<p>Interest servicing customers can request a payment holiday of up to three months in every 12-month period from their completion date. Please note that if they miss more than three monthly payments in any 12-month period from their completion date, then the interest rate will increase as the discount will no longer apply for the remainder of the lifetime mortgage.</p>
<p><b>Making Partial Repayments</b></p>	<p>Interest servicing customers who are making regular monthly payments and receiving the interest rate discount will not be able to make additional partial repayments - however, customers who have stopped making regular monthly payments will instead be able to make partial payments of up to 10% each year of the amount borrowed without paying any early repayment charges.</p>
<p><b>Affordability</b></p>	<p>Pure Retirement will not assess the customer's affordability as interest servicing monthly payments can be stopped at any time. Advisers should carry out suitable assessment of affordability to support their interest serviced product recommendation and should also ensure that customers are aware that the interest rate will increase if monthly payments are stopped.</p>
<p><b>Additional Borrowing (cash release or further advance)</b></p>	<p>If a customer has taken out an interest serviced initial loan, they will also benefit from interest serviced options on further borrowing (either as a cash release or a further advance) and receive an interest rate discount if they make monthly payments of at least 25% of the monthly interest. As with our other lifetime mortgages, interest on additional borrowing will be charged at the prevailing interest rate at that time, which may not be the same as the initial loan.</p>

## 6. Early Repayment Charges (ERCs)

Heritage offers products with either Fixed or Variable ERCs (Variable ERCs not available for new customers).

### Fixed 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	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16+
10%	9%	8%	7%	6%	5%	4%	3%	2%	1%	1%	1%	1%	1%	1%	0%

### Variable ERCs (Not available for new customers)

- A charge of between 0% and 25% of the loan amount to reflect any movement in the level of long term interest rates using the FTSE UK 15 year gilt yield index, as published in the Financial Times.

For further details, see the Early Repayment Charges Guide.

## 7. Partial Repayments

ERC Free Partial Repayments Criteria	Heritage
Maximum number of payments in 12 month period	6
Maximum value of payments in 12 month period	No more than 10% of Advances
Minimum Partial Repayment	£500
Minimum outstanding balance after payment	£10k or £20k depending on product (see KFI/Offer)

The loan amount outstanding after the partial repayment must not be less than the minimum initial advance. Any partial repayments made not conforming to these restrictions are liable to attract Early Repayment Charges. For further details, please see the Early Repayment Charges Guide.

Additional terms apply for interest servicing customers who are making regular monthly payments, see Interest Servicing Option above for more information.

## 8. Moving House

- The lifetime mortgage can be transferred to a new property, subject to it meeting lending criteria at the time.
- There is no down-sizing ERC exemption covered in these plans.

## 9. 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 or to be cared for by relatives due to medical necessity. 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**

## 10. Loan-to-Values (LTVs)

Please see below for the LTVs available for new customers.

Product LTV set	Super Max	Super Max Plus	Special 1	Special 2	Special 2.5
Age	Single & Joint Life				
55	11.00%	17.00%	20.00%	21.00%	21.70%
56	12.00%	18.00%	21.00%	21.80%	22.50%
57	13.00%	19.00%	22.00%	22.90%	23.40%
58	14.50%	20.00%	23.00%	23.60%	24.10%
59	16.00%	21.00%	24.00%	24.50%	25.00%
60	17.00%	23.20%	25.00%	25.40%	25.90%
61	18.00%	24.30%	26.00%	26.30%	26.80%
62	19.00%	25.20%	27.00%	27.20%	27.70%
63	20.00%	26.20%	28.00%	28.20%	28.70%
64	21.50%	27.20%	29.00%	29.20%	29.70%
65	23.00%	28.20%	30.00%	30.30%	30.80%
66	24.00%	29.20%	31.00%	31.40%	31.90%
67	25.00%	29.70%	32.00%	32.40%	32.90%
68	26.50%	30.70%	33.00%	33.50%	34.00%
69	28.00%	31.70%	34.00%	34.70%	35.20%
70	29.00%	33.00%	35.00%	36.00%	36.50%
71	30.00%	34.00%	36.00%	37.30%	37.80%
72	30.50%	35.00%	37.00%	38.80%	39.30%
73	31.00%	36.00%	38.00%	40.20%	40.70%
74	32.00%	37.00%	39.00%	41.80%	42.30%
75	33.00%	38.00%	40.00%	43.30%	43.80%
76	34.00%	39.00%	41.00%	45.00%	45.50%
77	35.00%	40.00%	42.00%	46.60%	47.10%
78	36.00%	41.00%	43.00%	48.20%	48.70%
79	37.00%	42.00%	44.00%	49.90%	50.40%
80	38.00%	43.00%	45.00%	51.70%	52.20%
81	N/A	43.00%	45.00%	53.70%	54.20%
82	N/A	43.00%	45.00%	55.40%	55.90%
83	N/A	43.00%	45.00%	55.40%	55.90%
84	N/A	43.00%	45.00%	55.40%	55.90%
85	N/A	43.00%	45.00%	55.40%	55.90%



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