

Lending Criteria

Sovereign Lifetime Mortgages



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



No negative
equity guarantee



Optional partial
repayments



ERC-free
repayments



Porting
available



Downsizing
protection

1. Property

A mortgage will only be granted on a residential property if deemed by the surveyor as acceptable security. Properties which the surveyor deems not readily saleable, in poor repair, needing major essential works (over £2,500 worth of works) or in the process of significant renovation or alteration may not be accepted.

Location

Acceptable

- Mainland England (including the Isle of Wight).
- Mainland Scotland.
- Wales.

Not acceptable

- Any property located in the Channel Islands, Isle of Man, The Scilly Isles or any Scottish Islands.
- Northern Ireland.

Property value

- Minimum value: £70,000.
- Maximum value: No maximum, refer if over £6 million. Properties worth over £6 million should be referred to Pure prior to producing a KFI.

Property tenure

Acceptable

- Freehold houses and bungalows.
- Leasehold houses and bungalows.
- Leasehold flats and maisonettes, with blocks up to 6 storeys high.
- Absolute ownership houses, bungalows and flats / maisonettes in a block up to 6 storeys high.
- Flying freehold where the total floor area / shared alleyway represents 25% or less of the total floor area of the property.
- Absolute ownership.

Not acceptable

- Local authority or housing association leasehold properties.
- Freehold flats and maisonettes.
- Commonhold tenure.
- Shared ownership (other than between the 2 applicants).
- Flying freehold where the total floor area / shared alleyway represents more than 25% of the total floor area of the property.
- Anything other than Absolute Ownership is not acceptable.
- Any leasehold properties that do not meet the additional lease term rules. Please see below for the additional lease term rules.
- Properties of 4 storeys or more that are not serviced by a lift.

Property tenure: Additional lease term rules

- If the property is leasehold, the age of the youngest applicant + lease term = must be 185 or greater as at the date of the offer.

Property type

Acceptable

- Houses.
- Ex-council houses.
- Ex-MOD houses.
- Bungalows.
- Flats and maisonettes, providing that they are not ex-council.
- Properties with up to 20 acres of land, provided that there are no agricultural restrictions.
- Barn conversions, subject to all permissions gained.
- Listed buildings – Grade 2 in England and Category C in Scotland.

Not acceptable

- Ex-council flats and maisonettes.
- Retirement properties / age-restricted properties.
- Sheltered housing.
- Any form of shared ownership (Housing association).
- Listed properties that are not Grade 2 or Category C in Scotland..
- Peveler Housing.
- Commercial properties.
- Studio flats.
- Properties where any form of commercial activity takes place and the property could not be easily restored to 100% residential.
- Properties above commercial premises.
- Properties directly next to commercial premises where the surveyor believes it will adversely affect the sale of the property.
- Properties without suitable services (such as not benefiting from electricity or water).
- Caravan homes, park homes, log cabins and house boats.
- Back to back (cluster homes).
- Holiday homes.
- Crofted and de-crofted properties.
- Properties where a housing association are the freeholders.
- Please note that this is not an exhaustive list, if you are unsure then please refer to Pure Retirement.

Flats and Maisonettes – Please note that 100% of the property value will be used.

Acceptable

- Private sector purpose-built flats of no more than 6 floors.
- Converted flats.
- Coach house flats located over garages.
- Service charge and ground rent combined is a maximum of 1.5% of the property value.
- Maximum ground rent of 0.1% of the property value.

Considered

- Flats where the block has 7 storeys or more, if within an “excellent” location. Please refer to Pure.

Not acceptable

- Studio flats.
- Ex-council or ex-MOD flats and maisonettes.
- Flats where the block has 7 storeys or more, unless in an “excellent” location.
- Living/work units.
- Flats with restricted access, i.e. access is not via main entrance.
- Flats with only external staircase access.

New build properties

Acceptable

- All properties built within the last 10 years must have a suitable certificate to confirm that it does not contravene any building regulations (e.g. NHBC certificate).
- Self-build properties subject to all relevant planning consents and architect certificates.

Not acceptable

- Properties that do not have an NHBC certificate or equivalent.

Wall construction types

Acceptable

- Conventional walls, i.e. 265mm + cavity, or 225mm+ solid of brick, block, stone etc.
- Wimpey – no fines concrete walls (subject to survey)
- Laing easy form concrete
- Lath and plaster inner walls
- Single skin walls (where single storey, a minor part of the whole property and in non-habitable rooms) that are deemed as non-traditional or non-standard by the valuer.
- Timber framed property with outer walls of brick / reconstituted stone, built 1965 or later.
- Steel framed property built post 2000 with a “new build certificate” at the time of the original construction.
- Modern timber frames built post-1965 with an outer skin of brick or stone, and compliant with building regulations.
- Tudor-style timber framed in historic towns / areas (subject to satisfactory comments by the surveyor and no saleability issues).

Not acceptable

- Any property deemed defective under the 1984 Housing Defects Act.
- Airey construction.
- Alumina cement.
- Wattle and daub.
- Asbestos walls.
- Bryant wall frame concrete panels.
- Camus construction.
- Canadian Cedar wood frame with Cedar wood panels and PVC.
- Colt construction.
- Concrete block with cement render.
- Concrete panels.
- Concrete slabs / blocks with timber frame.
- Cornish slabs pre-cast concrete.
- Cumber homes.
- Mundic concrete block.
- Norfolk clay lump.
- Norwegian log.
- Norwegian timber frame.
- Poured concrete.
- Prefabricated homes.
- Shiplap built on brick piers.
- Single skin walls (except those shown as acceptable).
- SSHA (Scottish Specialist Housing Association) no fines concrete.
- Steel / metal-framed, built prior to 2000.
- Steel frame with other cladding.
- Steel / metal-framed unconventionally clad.
- Timber frame with fibreglass and plasterboard insulation.
- Walls constructed entirely of Timber.
- Unity build.
- Please note that this is not an exhaustive list. If you are unsure please refer to Pure.

Roof construction types

Acceptable

- Tile or slate.
- Felt and asphalt.
- Copper and lead.
- Thatched roofs (reed and straw only).
- Flat roof (subject to surveyor comments and traditional construction).

Not acceptable

- Asbestos roof
- Thatch roof not constructed of reed or straw.
- Traditional pitched roofs which have been treated internally or externally with coating or foam.

Other factors

Acceptable

- Solar panels that are owned outright.

Not acceptable

- Properties with excessive service charges or ground rents may be unacceptable.
- Properties subject to material repairs (as defined by the surveyor with costs in excess of £2,500).
- Leased solar panels.
- Shared septic tanks.
- Properties where the floor area is less than 25 square metres.
- Properties subject to coastal erosion.
- Properties that have flooded in the last 5 years.
- Presence of Japanese knotweed within 7 metres from the building.
- Properties subject to localised issues, e.g. fracking, new airport runways, landfill sites, telephone masts and wind farms.
- Properties that have high voltage power lines passing directly over the site, or within 75 metres of high voltage equipment.
- Properties next to an electrical substation.

2. Occupants

Minimum age	55.
Maximum age	85.

Credit history

- CCJs and IVAs are acceptable, subject to being paid on completion.
- Applicants who have been discharged from bankruptcy are acceptable.

Enduring or lasting power of attorney

- Acceptable subject to approval.

☎ 0113 366 0599

✉ info@pureretirement.co.uk

🌐 pureretirement.co.uk

Company registered in England and Wales No. 7240896.

Pure Retirement Limited, 2200 Century Way,
Thorpe Park, Leeds, LS15 8ZB.

Pure Retirement Limited is authorised and regulated by the
Financial Conduct Authority. FCA registered number 582621.



Pure
Retirement

Providing solutions for your future