

more<sup>2</sup>life

# PRIME PLANS

GUIDE



# WHO ARE **MORE 2 LIFE?**

Since more 2 life opened in 2008, we have cemented our name as an innovative, flexible and modern lifetime mortgage lender.

Our dedication to helping people achieve the retirement that they truly deserve, and our award-winning customer service, is why we are now one of the largest lifetime mortgage lenders in the UK.

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# WHAT IS A **PRIME PLAN?**

Our Prime plans are lifetime mortgages, which allow homeowners to release cash from the value of their home in the form of a one-off lump sum.





## How does it work?

A lifetime mortgage is a loan secured against your home. It does not require monthly repayments, as the interest rolls-up and is repaid when the plan comes to an end. This is when you, or the last remaining applicant in a couple, passes away or goes into long-term care. However, if desired, partial capital repayments can be made, subject to criteria, without incurring any early repayment charges, which will reduce the amount of interest which rolls-up over time.

A lifetime mortgage may affect your entitlement to means-tested benefits and will reduce the value of your estate.



## How much could be borrowed?

The minimum amount which can be borrowed on a Prime plan is £10,000, and the maximum is £600,000. Your home must be worth at least £100,000 and be located in England or Wales.

The amount you can borrow depends on your age, (or in joint cases it will be based on the age of the youngest applicant) and the value of your home.

Prime Choice is available to those aged between 55 and 84, and Prime Plus is available to those aged between 60 and 84.



## What is the Equity Release Council?

The Equity Release Council is the industry body for the equity release sector. It exists to promote high standards of conduct and practice in equity release. Visit **[equityreleasecouncil.com](http://equityreleasecouncil.com)** for more information.

All more 2 life plans have been approved by the Equity Release Council, meaning that our Prime plans comply with their product standards and comes with:

- No negative equity guarantee – this means that you can never owe more than the value of your home.
- Fixed interest rates.
- The right to remain in your property for life, or until you (or the last remaining applicant) pass away or move into long-term care.
- The right to move to another property (subject to the new property meeting our lending criteria at the time).



### Can you move home once you take out a Prime plan?

All plans approved by the Equity Release Council are portable, meaning that moving property is allowed at any time, as the loan simply moves with you to the new property. However, the new property must meet our lending criteria at the time.



### Will I still own my home?

Yes. You will continue to own your property until the plan comes to an end. We also guarantee that you will not leave any lifetime mortgage debt behind in excess of the value of your home.

To apply for a Prime plan, or for more information on any of our plans, please speak to a specialist equity release adviser.

# PRIME PLANS

## HIGHLIGHTS

	PRIME CHOICE	PRIME PLUS
Minimum age of youngest applicant	55	60
Maximum age of youngest applicant	84	
Minimum loan	£10,000	
Maximum loan	£600,000	
Minimum property value	£100,000	
Maximum property value	No max (Limited by max loan to value)	
Location	England & Wales	
Valuation fee	£0	
Application fee	£0	
Cashback	No	Yes, 3% of loan amount
Inheritance Protection	Yes	
Partial repayments	Yes, up to 10% of total cash advance in any 12 month period, minimum of £50 per repayment	
Downsizing early repayment charge exemption	Yes, after an initial period of 5 years	
Exemption of early repayment charges on death/admission into long-term care of a partner	Yes, within 3 years of the death or admission into long-term care of the first partner	
Fixed early repayment charges	Yes, 10% in year 1, 9% in year 2, 8% in year 3, 7% in year 4, 6% in year 5, 5% in year 6, 4% in year 7, 3% in year 8, 2% in year 9, 1% in year 10, and 0% from year 11 onwards	



## Plan highlights

more 2 life work hard to develop and create product features which empower our customers, by giving flexibility and control over your lifetime mortgage.

### Fee-free

With our Prime plans, you do not have to pay any application or valuation fees on your initial loan. This may change if, in future, you choose to apply for further borrowing.

### Partial repayments

If desired, repayments of up to 10% of the initial loan can be made in any 12 month period, without incurring any early repayment charges.

If repayments over 10% of the initial loan are made in any 12 month period from the date the loan completes, or the loan is repaid in full, early repayment charges may apply. Each partial repayment must also be a minimum of £50.

### Fixed early repayment charges

If the loan is repaid in full within the first 10 years after the loan completes, or partial repayments outside of the criteria outlined in the 'Partial repayments' section are made, an early repayment charge may apply.

With our Prime plans, early repayment charges are fixed. This means that if any early repayment charges are applicable, they will always be a known amount.

Our early repayment charges are 10% of the amount repaid in year 1, 9% in year 2, 8% in year 3, 7% in year 4, 6% in year 5, 5% in year 6, 4% in year 7, 3% in year 8, 2% in year 9, 1% in year 10, and 0% from year 11 onwards.

Should you complete an application with more 2 life, any applicable charges will be outlined in your Key Facts Illustration.

### Inheritance protection

Inheritance protection ensures that a portion of your home's future value is secured as an inheritance for loved ones, as long as the maximum loan available isn't taken.

#### **This feature is:**

- Available at no extra cost
- Included automatically at the onset, should the maximum loan available not be taken





## Early Repayment Charge Exemptions

A lifetime mortgage is designed to last for your lifetime, however, retirement can be an unpredictable time, and so you may wish to repay your lifetime mortgage due to a change of circumstances. This is why we have ensured that in certain cases, early repayment charges won't be applicable.

### **Downsizing early repayment charge exemption**

Moving to a smaller home in future may be necessary due to a decline in health, or difficulty in maintaining the home. If the new home meets our lending criteria at the time, the loan can simply port to the new home.

However, if the new home you move to does not meet our lending criteria at the time, the loan can be repaid in full without incurring any early repayment charges, as long as the move occurs after a minimum of 5 years from when the loan completes.

### **ERC exemption on death/admission into long-term care of one applicant**

In joint cases, the remaining applicant can repay the loan in full without incurring any early repayment charges within a period of 3 years on the death or admission into long-term care of the other applicant.



**To apply for a Prime plan, or for more information on any of our plans, please speak to a specialist equity release adviser.**



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For more information, please  
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release adviser



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