

Equity Release Midlands

# Your guide to equity release

Unlock the value of your home and enjoy the retirement you've always dreamed of



What is equity release?  
What are the benefits?  
Is it right for me?  
Am I eligible?

# What is equity release?

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Equity release allows you to access the value held up in your home and turn it into money you can spend as you wish. How much equity you can release depends on your age, how much your property is worth and how much you choose to borrow.

People over 55 often have little or no outstanding mortgage and lots of value tied up in their home. Many others have an interest-only mortgage and no way of repaying it. Equity release could help in either of these situations.

- Release cash from your home without moving out;
- Receive your cash as a lump sum, as an income or both;
- Use the money to spend as you wish;
- No need to make monthly repayments (but some providers give you the option);
- Plans are regulated by the Financial Conduct Authority (FCA);
- We only advise on plans from providers who are members of the Equity Release Council.



# What can I use equity release for?

Equity release provides tax-free cash or income to help support you financially throughout retirement, giving you the freedom to spend the proceeds on anything to make life more enjoyable including:

Home or garden improvements



Paying off existing debts



Helping your children or grandchildren with a deposit for a home



Holidays or holiday homes



Increasing retirement income



Healthcare



Buying a new car



Inheritance tax planning



Repaying an existing mortgage



You can stay in your home for as long as you choose - for the remainder of your life

# Am I eligible?



You must own your own property



Your home must be worth at least £70,000



You must be a UK resident



You must be 55 years of age or older



If your property is not your main residence, there are buy to let equity release products available.



# Types of equity release

There are two main types of equity release: a lifetime mortgage, which allows you to borrow money against your house; and home reversion, whereby you sell a share in your house to a home reversion provider.

We will advise you on lifetime mortgages, which is the most popular and flexible equity release product.

## Lifetime Mortgages

With a lifetime mortgage:

- You borrow a proportion of your home's value;
- Interest is charged on the amount throughout your lifetime;
- You continue to own and live in your home;
- You do not have to repay the loan until you die or go into long term care.

## Drawdown Lifetime Mortgages

With a drawdown lifetime mortgage:

- You take smaller sums over a period of time;
- You only incur interest on the money you release.

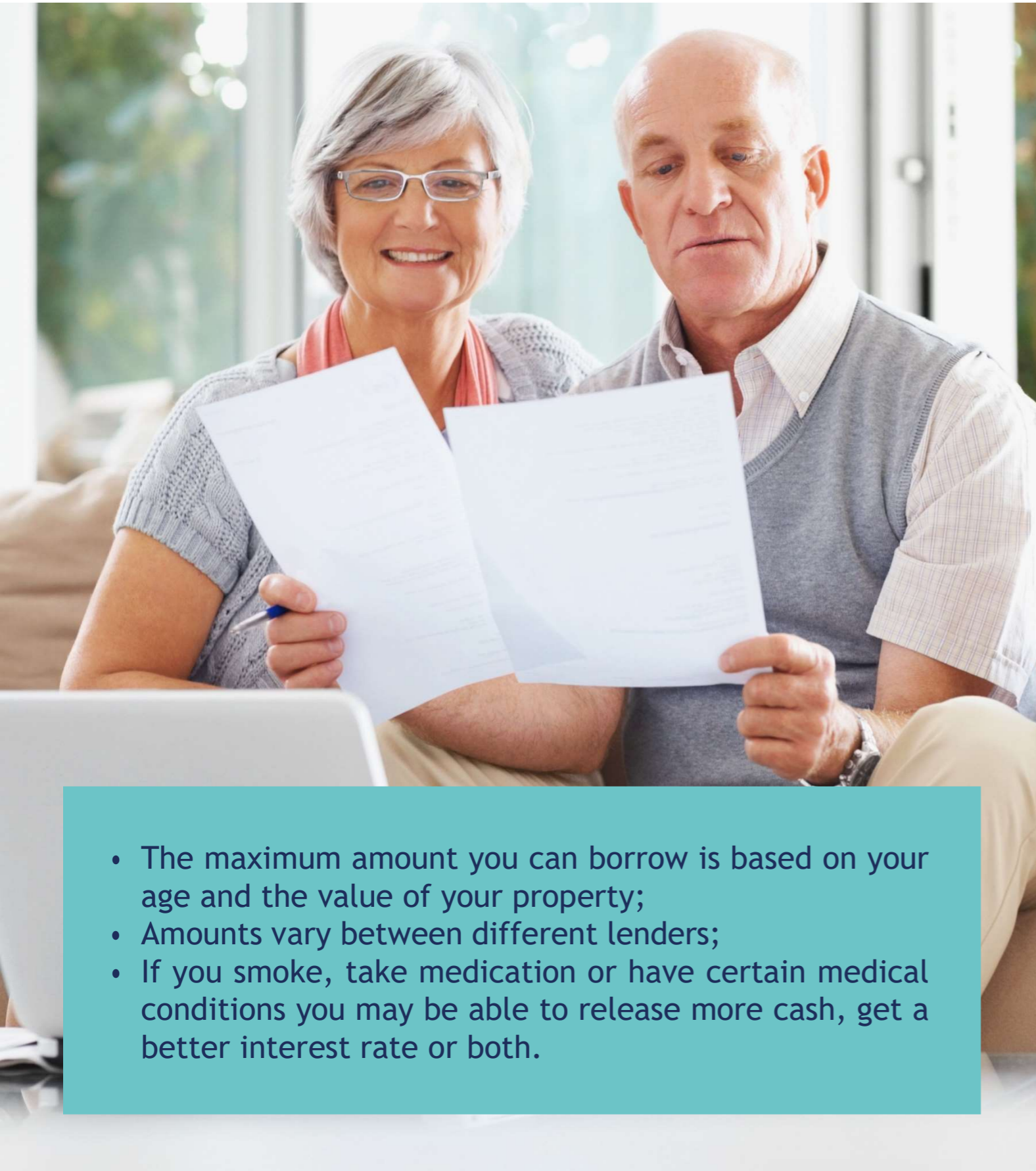


## Lasting power of attorney

If you take out a drawdown lifetime mortgage, it is important to consider a lasting power of attorney which we can help you with.



## How much can I borrow?



- The maximum amount you can borrow is based on your age and the value of your property;
- Amounts vary between different lenders;
- If you smoke, take medication or have certain medical conditions you may be able to release more cash, get a better interest rate or both.

## I already have an equity release plan, can I switch?

As with standard mortgages you may be able to switch your lifetime mortgage to take advantage of falling interest rates and a better deal.

A new plan may:

- Offer a reduced interest rate;
- Save your estate substantial sums;
- Allow additional borrowing;
- Provide increased flexibility.

Contact us - We will help you calculate your borrowing potential.

### Case study

Mr and Mrs Smith have a house worth £250,000. They would like to make improvements to their garden and go on a round the world cruise. The couple are aware that their current income won't fund this and so visit an equity release adviser for more information on equity release. They unlock £57,000 from their home with a drawdown plan and are able to access further cash if they need it later on.

# Is equity release right for me?



Some of the benefits:

- You can stay in your home for as long as you choose - for the remainder of your life (this will either be until the last person has died or moved into long term care);
- You can never end up owing more than the value of the property;
- Disclosed adverse credit will usually not affect borrowing;
- No proof of income is necessary;
- You have the flexibility to choose whether or not to make monthly payments;
- An alternative option to standard mortgages and loans;
- Lifetime mortgages are highly regulated financial products and have utmost consumer protection, giving you peace of mind;
- Independent Legal Advice, acting on your behalf, independent solicitors will cover the legal aspects.



Some elements to be aware of:

Equity release plans:

- Are not suitable for everyone;
- Will reduce the value of your estate;
- Could affect any current or future entitlements to means tested state benefits;
- Although secured on your property, the loan is portable and does not prevent you from moving home.

We can help you to understand the features and risks. Simply ask us for your personalised illustration.

# How can we help?



## Why choose us?

- We specialise in advising on lifetime mortgages;
- We research the whole of the lifetime mortgage market;
- We provide a free, no obligation consultation;
- We visit you in your own home;
- We offer advice over the phone;
- We offer professional guidance and are fully qualified advisers;
- We offer fully independent and regulated advice;
- We will check whether you have any benefit entitlements and if there could be an effect on them;
- We are authorised and regulated by the Financial Conduct Authority (FCA).

Equity release is a complex legal arrangement and expert independent legal advice will always be involved within the process. To understand the features and risks, please ask for a personalised illustration.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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A fee of £1295 is payable on completion for our service in relation to mortgage contracts. We will be paid commission by the lender; the amount of the commission due to be paid is available upon request and will be disclosed via the mortgage illustration.

## Next steps

Contact us today to see if you qualify.

We will:

- Talk you through your options;
- Advise you on how much you can borrow;
- Establish if equity release is right for you;
- Answer any questions you have;
- Talk you through the process.

## Contact us

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