



Providing Smart Financial Solutions

PERITUS
PRIVATE FINANCE



About me

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Senior Financial Consultant at Peritus
advising on real estate finance for
over 6 years.

Today's topic, equity release.



Equity Release

- What is equity release?
- What is equity release typically used for?
- Key criteria to be eligible for equity release
- Equity Release options
- Questions



What is equity release?

- Releasing money that is tied up in your property.
- A variety of payment options
- When you die or move into long term care, the property is sold and the money from the sale is used to repay the total loan amount.



What can equity release be used for?

- Home improvements
- Clearing debt
- Funding additional property purchases
- General spends i.e holidays
- Gifting funds to relatives



Key equity release lending criteria

- Available to those aged 55+
- First charge lending only
- Amount of lending available is dependent on the property value and the age of the borrower.
- Most lenders now offer no negative equity guarantee (you can never owe more than the property value)

Scenario

- Single client aged 65 owns 2 properties, his main residence and a BTL.
- Clients residential is valued at £550k, and the BTL is valued at £350k.
- Client has a small mortgage of £50k on his main residence and a mortgage of £245,000 on the BTL.
- Client wants to release equity to fund some home improvements and to purchase an additional BTL property.

Options

Loan amount	Rate
£150k	3.18%
£200k	3.98%
Max available £227k	6.64%

Options – Increase age to 75

Loan amount	Rate
£150k	2.86%
£200k	3.11%
Max available £284k	6.64%

Options – Borrowing against BTL

Age 65

Loan amount	Rate
£75k	5.63%
Max available £101,500	5.63%

Age 75

Max borrowing £136,500

"An excellent advisor and went above and beyond to ensure that myself and wife knew all options available, where we were and received excellent advice. A very smooth and pain free service."

"Matt and the team were always around to help, even with a difficult lender. I couldn't have done it without them."

"Excellent adviser and I couldn't have asked for a better service! A contact I hope you keep for many years to come."

"Excellent follow up till Completion. There was not a time I felt alone. Clear description of costs and timings."

"3rd time I have used Peritus, which should highlight how good they are."

"Excellent from start to finish. The advisor always made himself available and returned every single call very promptly. I would not hesitate to recommend this service to anyone looking to secure a mortgage and protection."



For more information contact Matt
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