

Freestyle® Lifetime Mortgage

Lending Terms



This is a lifetime mortgage. To understand the features and risks, ask for a personal illustration.

Purpose	<ul style="list-style-type: none"> The loan can be for any purpose. 		
Features	<ul style="list-style-type: none"> Straightforward telephone application process – call 0845 609 0254. No income requirements, credit checks or health checks. Lump sum advanced is based on age of younger applicant and value of property. Loan secured against property. Fixed rate of interest for the lifetime of the mortgage. Rolled up fixed interest. No monthly repayments. Cash Reserve may be available within the first five years, no fee payable. Further advances may be available thereafter, subject to re-assessment and fee. Interest rate for each withdrawal will be fixed when the money is released. Interest compounded annually. No negative equity guarantee. 		
Loan calculation	<ul style="list-style-type: none"> Minimum age of younger applicant is 60 years; there is no maximum age for either customer. Maximum lump sum advance is tiered based on age: 		
	Age of Younger Applicant	Minimum Loan Amount	Maximum LTV Available
	60	£25,001	17%
	61	£25,001	18%
	62	£25,001	19%
	63	£25,001	20%
	64	£25,001	21%
	65	£25,001	22%
	66	£25,001	23%
	67	£25,001	24%
	68	£25,001	25%
	69	£25,001	26%
	70	£25,001	27%
	71	£25,001	28%
	72	£25,001	29%
	73	£25,001	30%
	74	£25,001	31%
	75	£25,001	32%
	76	£25,001	33%
	77	£25,001	34%
	78	£25,001	35%
	79	£25,001	36%
	80	£25,001	37%
	81	£25,001	38%
	82	£25,001	40%
	83	£25,001	41%
	84	£25,001	43%
	85	£25,001	44%
	86	£25,001	46%
	87	£25,001	47%
	88	£25,001	49%
	89+	£25,001	50%
			Minimum Property Value
			£147,065
			£138,895
			£131,585
			£125,005
			£119,053
			£113,641
			£108,700
			£104,172
			£100,004
			£96,158
			£92,597
			£89,290
			£86,211
			£83,337
			£80,649
			£78,129
			£75,761
			£73,533
			£71,432
			£69,448
			£67,571
			£65,793
			£62,503
			£60,979
			£58,142
			£56,821
			£54,350
			£53,194
			£51,023
			£50,002

Valuation	<ul style="list-style-type: none"> The customer must choose from Standard Life Bank's approved panel of valuers.
Maximum Loan to Value	<ul style="list-style-type: none"> 50%
Minimum loan size	<ul style="list-style-type: none"> £25,001
Maximum loan size	<ul style="list-style-type: none"> £250,000
'No negative equity' guarantee	<ul style="list-style-type: none"> The amount to repay can never be more than the best reasonable market price that the property obtains when it is eventually sold. Even if the amount borrowed (plus compounded interest) is more than the selling price, the repayment due will not be any more than the amount the home is sold for.
Property value	<ul style="list-style-type: none"> Minimum property value £50,002. There is no maximum.
Interest	<ul style="list-style-type: none"> Interest rate is fixed for the lifetime of the mortgage (rate applicable on date loan is advanced, not application date). Interest is calculated on daily basis and applied to the loan on a compound basis. It is capitalised yearly on the anniversary of the mortgage completion date. No monthly repayments during lifetime of mortgage.
Portable	<ul style="list-style-type: none"> Yes, subject to normal lending terms. If customer moves to lower value property a portion of the loan may have to be repaid, but no early repayment charges will apply.
Cash Reserve	<ul style="list-style-type: none"> Cash Reserve will be fixed upon completion of the mortgage and may be available for first five years. There is no charge for Cash Reserve drawdowns within the first five years. All applications for further drawdowns must go through an intermediary. Minimum drawdown is £5,000 at any one time.
Further borrowing	<ul style="list-style-type: none"> Further borrowing is available from five years after completion of initial drawdown for which a valuation will be required and a fee will be charged. A re-assessment fee of £99 will apply. Minimum drawdown is £5,000 at any one time. New valuation will be required (cost to be met by customer). All applications for further drawdowns must go through an intermediary.
Arrangement fee	<ul style="list-style-type: none"> The arrangement fee of £500 (paid by credit/debit card or added to the amount advanced) will be charged for primary advance. This fee can be added to the loan (subject to the maximum Loan to Value not being exceeded).
Repayment charges	<ul style="list-style-type: none"> An early repayment charge applies during the early repayment period, unless one of the following occurs: <ul style="list-style-type: none"> Death (remaining applicant if joint) Applicant moves into long-term care (remaining applicant if joint) Applicant moves to a property of a lower value Redemption discharge fee applies when a Freestyle Lifetime Mortgage is repaid early.
Legal fees	<ul style="list-style-type: none"> Customer is responsible for meeting their own and Standard Life Bank's legal fees of £260. These fees can be added to the loan (subject to the maximum Loan to Value not being exceeded).
Long Term Care	<ul style="list-style-type: none"> Defined as the permanent care needed from another person to help them because they are unable to perform two or more "Activities of Daily Living", or because of mental impairment. By activities of daily living we refer to: <ul style="list-style-type: none"> Dressing Feeding Mobility Toileting Transferring Washing
Insurances	<ul style="list-style-type: none"> Buildings Insurance is required for the minimum rebuilding cost.
Verification required	<ul style="list-style-type: none"> For all customers, the following age verification must be provided: <ul style="list-style-type: none"> Certified copy of birth certificate If surname is not as recorded on birth certificate proof of current surname is required (e.g. certified copy of marriage certificate) Introduced Customer Certificate to be completed for each client for money laundering purposes.
Other requirements	<ul style="list-style-type: none"> Property must be applicant's main residence, and occupied by the applicant(s) only. Standard Life Bank must have first legal charge over the property. Property must be located in the UK (excluding Northern Ireland) and not within the Channel Islands or Isle of Man. In general, properties should be of standard construction. Applications will be accepted from owner-occupiers only – no commercial, buy to let, guarantor, right to buy or second charge. The property must be occupied by the applicant(s) only. For leasehold properties the lease must have no less than (150 less age of younger customer) years remaining at point of application i.e. if younger customer is 80, lease must have 70 years remaining. Applications will only be accepted from financial advisers. We will not accept applications from power of attorney.

For customers with hearing or speech difficulties – please call our Textphone facility direct on 0845 601 2346.

For a copy of this information in Braille, large print or audio format, please call 0845 845 8450.

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