

# Lifetime Mortgages

## Super LTV Lending Policy

This page provides the list of restrictions where desktop valuations cannot be used for OneFamily lifetime mortgages.

- No online visibility of the property or property attributes.
- Postcodes outside mainland UK
- Property values in excess of £1m outside M25 or £1.5m inside M25 (prime central London on a case by case basis).
- New build property (built in last 24 months)
- Flats in blocks +6 storeys
- Flats with cladding
- Multi-Unit Freehold Blocks/Shared Freehold
- Shared ownership
- Age restricted properties
- Plots >2acres
- Listed buildings
- Structural / subsidence issues
- Mundic
- Modern methods of construction (MMC)
- Properties above or adjacent to commercial premises
- Suspected Flying freehold (+20%)
- Properties subject to renovation / refurbishment
- Suspected Poor condition
- Properties in areas known, or suspected to be subject to:
  - > High or extreme flood risk
  - > coastal erosion risk
  - > contaminated land
  - > Electro Magnetic Fields (EMFs)

Cases that are excluded by these restrictions but meet the subsequent lending criteria will not proceed but can be re-submitted when physical on-site valuations are re-introduced.

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This is a guide to the properties and applicants that are suitable for the OneFamily Lifetime Mortgages product.

If you have any doubt about the eligibility of your customer or their property please contact our underwriters before submitting the application.

**OneFamily Underwriting Team:**

Tel: 0800 802 1645

Email: [lifetimemortgages@onefamily.com](mailto:lifetimemortgages@onefamily.com)

Acceptable Applicants and Properties		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
Applicants aged 70 years or over (maximum 100 years)		Applicants aged less than 70 or over 100 when the loan completes
UK Nationals	Foreign Nationals with permanent rights to reside in the UK	
Single applicants who solely own the property		More than two applicants
Joint applicants who jointly own the property		
Tenants in common agreement in place (and no discretionary trust in place)		Properties held by a Trust or by a Corporate body  Properties that have shared ownership with a Housing Association, a Council, a Developer or staircase purchasing agreement  Property is subject to a flying freehold exceeding more than 15% of the overall plot size
Power of Attorney, if it is registered with the Office of the Public Guardian, and authority is sufficient to grant the power for the given case		Power of Attorney not registered with the Office of the Public Guardian  Cases involving a co-applicant
Applicant's bankruptcy discharged or IVA satisfied more than six years ago	Applicant has had a bankruptcy discharged in the last six years  The IVA has been satisfied in the last six years	Applicants who are bankrupt or subject to a sequestration notice  Either Applicant is currently serving an IVA

## OneFamily Lifetime Mortgage Lending Policy

Any defaults	Applicants with a maximum of one active County Court Judgment in the last six years, and no greater than £500 in value	
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Occupancy and Usage		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
Single or joint applicants occupy the property as their main residence	If there is a lodger living in the property with the owner on an informal basis (for example, if the owner is renting out a room)	There are people who hold title to the property but who are not resident in the property or party to the mortgage
If other people are living in the property (e.g. family and friends). However, they will need to seek legal advice and sign a Deed of Consent	Properties with a small element used for some form of business or commercial activity	

Property Type		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
Houses, bungalows, flats and maisonettes  Main residence  Located in England or Wales		Located in Scotland, Ireland, Northern Ireland, Channel Isles and Isle of Man
New build or new conversion with approved warranty or built under supervision of qualified professional (with PII)  Retirement homes that are not new build.	Properties adjacent to/above commercial premises	Holiday homes where the planning limits the period of occupation or restricts the occupation to holiday use
		Second homes, investment properties that have been bought to let, mobile homes, temporary structures or houseboats  New Build Retirement Homes.

## OneFamily Lifetime Mortgage Lending Policy

Property Tenure		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
<p>Freehold and Leasehold houses</p> <p>Leasehold properties with an unexpired term of at least 155 years minus the age of the youngest applicant, or 75 years whichever is the greater, plus confirmation at legal stage that lease is marketable with no onerous clauses</p>	<p>Freehold flats where freehold is in respect of the whole building subject to leases/tenancies of the remainder of the block</p>	<p>All other freehold flats or maisonettes in England &amp; Wales</p> <p>Leasehold tenure with less than the required unexpired term</p> <p>Commonhold</p>

Super LTV Service and Ground Rent Requirements For Leasehold properties			
Property value	Service Charge Limit (% of property value) Including Sinking Fund	Service Charge Limit (% of property value) Excluding Sinking Fund	Ground Rent Limit (% of property value)
£70k-£150k	1.5%	1.5%	1%*
>£150k<=£400k	2%	1.5%	1%*
>£400k	3%	1.5%	1%*

The amount of Service Charge may be taken as either (1) the amount in the latest available invoice or (2) the average of the last three years, whichever is lower

\*The ground rent must be capped and cannot double more frequently than every 20 years

Property Value		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
<p>Properties that have a minimum value of £70,000 and with an unlimited maximum value (referrals for any property over £2,000,000)</p>		<p>Properties that are valued at less than £70,000</p>

## OneFamily Lifetime Mortgage Lending Policy

Flats and Maisonettes		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
Flats and maisonettes, purpose built and converted, including basement flats	Flats above/adjacent to commercial premises	Flats within a block of over six storeys, where the entrance is on the 6th floor or above and there is no lift  Studio Flats
Converted flats or maisonettes.  Ex-local authority flats that are valued at £250,000 or greater and are in a block with no more than six storeys and the %age of private ownership within the estate does not fall below 66%	Ex-local authority flats or maisonettes which are deemed acceptable by the Head of Operations	

Land		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
Properties with up to five acres of land with no agricultural restrictions	Properties with more than five acres of land with no agricultural restrictions – valuation will only recognise value of five acres	Properties with agricultural restrictions
	When contiguous land is owned by applicant where: <ul style="list-style-type: none"> <li>○ Access/services do not depend on contiguous land</li> <li>○ Adjacent land in same names as our security</li> </ul>	

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Council Estates / Housing Associations		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
	Ex-council properties/ex-housing association properties situated on developments where the valuer identifies that saleability is not an issue	Situated on poor quality developments  Properties purchased through "Right to Buy" that are still in pre-emption period

Listed Property		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
The property is Grade two listed		The property is Grade one or Grade two* listed

Planning & Occupation Restrictions		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
	If there are age restrictions over who can occupy the property  Sheltered accommodation where there are no onerous clauses relating to significant sinking funds and resale value	

Agricultural Properties		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
		Properties involved in commercial farming
		Properties with an agricultural tie

Contamination		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
		If it is built on, or significantly close to a contaminated site

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Flooding		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
	If the property has flooded through non-environmental causes (e.g. burst water main) then acceptable, subject to relevant checks that source of flood has been rectified and will not reoccur	Properties known to have flooded in the past five years, caused by sea, rivers and other watercourses

Subsidence & Movement		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
	Underpinned properties – with a 12 year guarantee from a reputable company covered by ASUC	Properties considered as high risk or already subject to subsidence or significant structural movement

Construction		
Acceptable to OneFamily	Considered on a case-by-case basis – refer to underwriters	Not acceptable to OneFamily
Built of standard construction		Properties with walls of cob
Properties with walls of brick, block, flint or stone	Properties that are built of a limited amount of single skin brickwork/blockwork	Properties built entirely of timber
Pitched roof made of slate or tile	Modern lightweight – mock slate	Properties with roofs of thatch or timber shingle
Properties that have a flat roof not exceeding 25%	Properties with flat roofing exceeding 25%	
Historic timber framed property in an area of high marketability e.g. historic towns  Modern timber framed property built after 1960		Timber framed properties built before 1960
	Concrete walls  <ul style="list-style-type: none"> <li>○ Wimpey no-fines</li> <li>○ Laing Easiform</li> </ul>	All other in-situ cast properties.  Properties with concrete panel or poured concrete construction

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	<p>Pre-fabricated reinforced concrete where the valuer confirms saleability unaffected – repaired under PRC Home Limited approved scheme with ten year guarantee</p>	<p>Pre-fabricated properties.</p> <p>PRC - Large panel systems.</p> <p>PRC houses/bungalows not either Designated or LPS types.</p> <p>All PRC flats and maisonettes</p>
<p>Properties with a steel frame, built after 31st December 2000</p>	<p>Steel framed pitched roof covered in copper</p>	<p>Properties with a steel frame, built before 31st December 2000</p> <p>Ex-local authority steel frame properties</p>
	<p>In the event that the presence of asbestos is identified in the main residence or outbuildings we will rely on comments in the valuation report</p> <p>Unless there is specific reference to damaged asbestos we will accept that the condition is acceptable and does not impact the saleability of the property</p>	