

LIVEMORE - LIFETIME MORTGAGE CRITERIA

Property Criteria	Standard LTM	LTM Property Plus	Additional Detail
Property Type			
Second Homes	No	No	
England, Wales and mainland Scotland	Yes	Yes	
Northern Ireland	No	No	
Ise of Wight	Yes	Yes	
Flats and Maisonettes	Yes	Yes	
Freehold flats	Yes	Yes	
Flats/maisonettes with no block building insurance	No	No	
Ex LA flats	Yes (min £100k)	Yes (min £100k)	
Bed sits	No	No	
Studios	Yes	Yes	
Flats above / below commercial, or properties adjacent to commercial	No	Yes	
Age restricted properties	Yes	Yes	
Retirement Villages	No	No	
Grade 1 and 2*	Yes	Yes	
Grade 2	Yes	Yes	
Flats with multiple storeys	Yes, max 6 storeys without a lift	Yes, max 6 storeys without a lift	
Pylons	No	Yes as long as not over roof	
Flood Zones	No	Yes as long as insurance excess < £1k	
Spray foam	No	Yes, if repaired	
EPC	Not considered	Not considered	
Sheltered housing	Not considered	Not considered	
Service charge and Ground Rent	Yes - can't exceed 1%	Yes (see detail)	If Property Value <£400,000 then max 2%, else 3%
New Build	Yes, if have suitable warranty	Yes, if have suitable warranty	
Properties in poor state of repair or in need of full refurbishment; or properties deemed unacceptable by a valuer due to major restrictions on saleability	No	No	Must be suitable mortgage security

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Properties without mains water, or have water supplied from a Bore Hole or private water source	No	Yes	Provided Valuer confirms no adverse impact on Security
Annexes / Outbuildings	No	Yes	Must be for family members only with no commercial activity.
Properties defective under the 1984 housing act	No	No	
Properties With onerous restrictive covenants (i.e.agriculturalties)	No	No	
Properties: with Structural movement under pinned in the last five years	No	Yes	Must have 12 year guarantee from ASUC & no subsequent movement identified by Valuer.
Japanese Knotweed	A & B Only provided no adverse Valuer Comments	A & B provided no adverse Valuer Comments - C if acceptable management plan. & warranty in place	D is not acceptable.
Properties with progressive structural movement	No	No	
Solar Panels – owned	Yes	Yes	
Solar Panels – air space lease. The lease must meet UK Finance Guidance. A copy of the lease must be provided at application.	No	Yes	Sols to check Lease
Caravans or Park Homes	No	No	
Septic tank	Yes	Yes	Provided Valuer confirms no adverse impact
Shared access	Yes	Yes	Provided Valuer confirms no adverse impact on Security and access rights are defined in title
Running business from property	No	Yes	Must be less <25% of the floorspace with no commercial signage and visitors

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Construction			
Standard Construction	Yes	Yes	
Historic timber framed property is an area of high marketability e.g. historic towns	No	Yes	
Timber framed property with outer walls of brick/reconstituted stone/block (including rendered walls), as confirmed as suitable security by the valuer.	No	Yes	
Properties with a steel frame, built after 31st December 2000	No	Yes, if post 2000	
Properties with a steel frame, built before 31st December 2000	No	No	
Ex-local authority steel frame properties	No	Yes, if post 2000	
Properties built entirely of timber	No	No	
Properties with concrete panel construction, including Camus	No	No	
Properties with a poured concrete construction	No	No	
Colt Homes, Cumber Homes, Norfolk Clay Lump, Salt Home	No	No	
Canadian cedar wood frame, with panels & PVC, Norwegian Log and Timber frames & Shiplap built on brick piers	No	No	
Timber frames with fibre glass & plasterboard insulation	No	No	
Modern methods of construction	No	On a referral basis	
External clad flats over 18m with EWS1	Yes	Yes	
External clad flats over 18m without EWS1	No	No	
Roof			
Standard Roof	Yes	Yes	
Properties with pitched roof made of slate or tile	No	Yes	
Turnerised including bitumen, bituminous felt or similar coatings; corrugated or other short life materials such as asbestos roof coverings should be classed as requiring replacement.	No	Yes	Must be repaired prior to completion
Where the condition of the roof is such that extensive works are required within a short period of time, these properties will not be acceptable	Not acceptable	Not acceptable	
Flat Roofs	Yes	Yes	

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Walls			
Standard Walls	Yes	Yes	
Walls built with concrete	Yes	Yes	
In-Situ cast concrete:	No	Yes	
-Wimpey 'no fines' construction	No	Yes	
-Laing Easiform	No	Yes	
Pre-fabricated reinforced concrete (PRC) properties where valuer states that saleability is unaffected and the property has been repaired under a PRC Home Limited approved scheme with a 10-year guarantee	No	Yes	
Properties with walls of COB	Yes	Yes	
Single skin/half brick thick walls (i.e. 110-150 mm) are only acceptable in older properties where the single skin relates to a single storey structure and enclose non-habitable rooms e.g. porch, storage, utility.	No	Yes	single skin relates to a single storey structure and enclose non-habitable rooms e.g. porch, storage, utility.
Pre-fabricated properties	No	No	
PRC systems generally referred to as Large Panel Systems	No	No	
PRC Houses/bungalows not either Designated or LPS types	No	No	
All PRC flats and maisonettes (Designated or Non-Designated or Large Panel Systems)	No	No	
Tenure			
Freehold or Leasehold. Absolute ownership in Scotland.	Yes, if over 90 years remaining at application	Yes, if over 90 years remaining at application	
Properties with up to 20% flying freehold	Yes	Yes	

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Land			
Large Acreage	Yes	Yes	No commercial activities permitted
Properties: Near or including contaminated land or waste Where the access is shared with a family member or a commercial business, they also own Where any part of the property is used for farming (arable or pastoral), providing any form of commercial income including renting of land to other parties Where livestock are being kept for commercial purposes Small holdings	No	No	
Any property where live stock are kept for non-commercial gain	Refer	Refer	