

Pure Heritage at a Glance

Product Details and Conditions

For financial intermediaries only. Not approved for use with customers.

 <p>Drawdown facility</p>	 <p>No negative equity guarantee</p>	 <p>Partial repayments</p>	 <p>Porting available</p>
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1. Applicants

Minimum Age	55 (dependent on product).
Maximum Age	85.

2. Property

Location	England, Wales and Scotland.
Minimum Value	From £70,000.
Maximum Value	No maximum limit on property value.
Type	See the Lending Criteria document.

3. Loan Size

Minimum Initial Loan	£10,000.
Maximum Total Loan/Facility	£800,000.
Minimum Drawdown Facility	£5,000.
Maximum Drawdown Facility	Capped at the maximum LTV minus the initial cash advance, subject to a maximum drawdown facility of £200,000.

4. Set-Up Costs

	Heritage
Required Initial Advance	£10,000
Valuation Fee (Property value up to £2m)	Free
Arrangement Fee	£895 Fee on Heritage Freedom only
Legal Fee	Applicant to pay their own legal fees
Advice Fee (Details will be disclosed by advisor)	Applicant to pay advice fee
Drawdown Facility	All plans have a drawdown facility available if required
Interest Rate	Fixed at the time of the initial advance

For further information, see the Tariff of Charges Guide.

5. Early Repayment Charges (ERCs)

Heritage offers products with either Fixed or Variable ERCs (Variable ERCs not available for new customers).

Fixed ERCs

- This is a fixed percentage of the outstanding balance. See below for the fixed percentages:

Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16+
10%	9%	8%	7%	6%	5%	4%	3%	2%	1%	1%	1%	1%	1%	1%	0%

Variable ERCs (Not available for new customers).

- A charge of between 0% and 25% of the loan amount to reflect any movement in the level of long term interest rates using the FTSE UK 15 year gilt yield index, as published in the Financial Times.

For further details, see the Early Repayment Charges Guide.

6. Partial Repayments

ERC Free Partial Repayments Criteria	Heritage
Maximum number of payments in 12 month period	6
Maximum value of payments in 12 month period	No more than 10% of Advances
Minimum Partial Repayment	£500
Minimum outstanding balance after payment	£10k or £20k depending on product (see KFI/Offer)

The loan amount outstanding after the partial repayment must not be less than the minimum initial advance. Any partial repayments made not conforming to these restrictions are liable to attract Early Repayment Charges. For further details, please see the Early Repayment Charges Guide.

7. Moving House

- The lifetime mortgage can be transferred to a new property, subject to it meeting lending criteria at the time.
- There is no down-sizing ERC exemption covered in these plans.

8. Death or Moving into Long-term Care

- No negative equity guarantee for the final customer's entry into long-term care or death.
- The mortgage must be repaid when the borrower (or both borrowers if they are borrowing jointly) have died, or have permanently left the property because they need long term care. For example, to move into a care home or to be cared for by relatives due to medical necessity. In this instance no Early Repayment Charges are payable.
- For a joint life account where one person dies or moves into long-term care, the remaining borrower may repay the lifetime mortgage within 3 years without ERCs (subject to terms and conditions).



No negative equity guarantee

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9. Loan-to-Values (LTVs)

Please see below for the LTVs available for new customers.

Product LTV set	Heritage Super	Heritage Freedom 20 Super	Heritage Freedom 40 Super	Heritage Super Max	Heritage Super Max Plus	Heritage Supreme	Heritage Special 1	Heritage Special 2	Heritage Special 3
Age	Single & joint Life	Single & joint Life	Single & joint Life	Single & joint Life	Single & joint Life	Single & joint Life	Single & joint Life	Single & joint Life	Single & joint Life
55	10.00%	10.00%	10.00%	11.00%	17.00%	20.00%	N/A	N/A	N/A
56	11.00%	11.00%	11.00%	12.00%	18.00%	21.00%	N/A	N/A	N/A
57	12.00%	12.00%	12.00%	13.00%	19.00%	22.00%	N/A	N/A	N/A
58	13.00%	13.00%	13.00%	14.50%	20.00%	23.00%	N/A	N/A	N/A
59	14.50%	14.50%	14.50%	16.00%	21.00%	24.00%	N/A	N/A	N/A
60	16.00%	16.00%	16.00%	17.00%	23.20%	26.20%	25.00%	27.50%	29.70%
61	17.00%	17.00%	17.00%	18.00%	24.30%	27.30%	26.00%	28.50%	31.30%
62	18.00%	18.00%	18.00%	19.00%	25.20%	28.20%	27.00%	29.50%	32.20%
63	19.00%	19.00%	19.00%	20.00%	26.20%	29.20%	28.00%	30.50%	33.20%
64	20.00%	20.00%	20.00%	21.50%	27.20%	30.20%	29.00%	31.50%	34.20%
65	21.50%	21.50%	21.50%	23.00%	28.20%	31.20%	30.00%	32.50%	35.20%
66	23.00%	23.00%	23.00%	24.00%	29.20%	32.20%	31.00%	33.50%	36.20%
67	24.00%	24.00%	24.00%	25.00%	29.70%	32.70%	32.00%	34.50%	36.70%
68	25.00%	25.00%	25.00%	26.50%	30.70%	33.70%	33.00%	35.50%	37.70%
69	26.50%	26.50%	26.50%	28.00%	31.70%	34.70%	34.00%	36.50%	38.70%
70	28.00%	28.00%	28.00%	29.00%	33.00%	36.00%	35.00%	37.50%	40.00%
71	29.00%	29.00%	29.00%	30.00%	34.00%	37.00%	36.00%	38.50%	41.20%
72	30.00%	30.00%	30.00%	30.50%	35.00%	38.00%	37.00%	39.50%	42.40%
73	30.50%	30.50%	30.50%	31.00%	36.00%	39.00%	38.00%	40.50%	43.60%
74	31.00%	31.00%	31.00%	32.00%	37.00%	40.00%	39.00%	41.50%	44.70%
75	32.00%	32.00%	32.00%	33.00%	38.00%	41.00%	40.00%	42.50%	46.00%
76	33.00%	33.00%	33.00%	34.00%	39.00%	42.00%	41.00%	43.50%	47.00%
77	34.00%	34.00%	34.00%	35.00%	40.00%	43.00%	42.00%	44.50%	48.10%
78	35.00%	35.00%	35.00%	36.00%	41.00%	44.00%	43.00%	45.50%	49.00%
79	36.00%	36.00%	36.00%	37.00%	42.00%	45.00%	44.00%	46.50%	49.60%
80	37.00%	37.00%	37.00%	38.00%	43.00%	46.00%	45.00%	47.50%	50.50%
81	37.00%	37.00%	37.00%	38.00%	43.00%	46.00%	45.00%	47.50%	50.50%
82	37.00%	37.00%	37.00%	38.00%	43.00%	46.00%	45.00%	47.50%	50.50%
83	37.00%	37.00%	37.00%	38.00%	43.00%	46.00%	45.00%	47.50%	50.50%
84	37.00%	37.00%	37.00%	38.00%	43.00%	46.00%	45.00%	47.50%	50.50%
85	37.00%	37.00%	37.00%	38.00%	43.00%	46.00%	45.00%	47.50%	50.50%



Providing solutions for your future

Pure Retirement Limited, 2200 Century Way,
Thorpe Park, Leeds, LS15 8ZB

Tel: 0113 366 0599

Email: info@pureretirement.co.uk

www.pureretirement.co.uk

Company registered in England and Wales No. 7240896.

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Financial Conduct Authority.

FCA registered number 582621.

www.equityreleasecouncil.com Tel: 0300 012 0239