



50 to 90+

A guide to our products

LiveMore 

Your go-to lending partner
for all cases aged **50-90***

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Your specialist package distributor

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Information is correct as at 25 April 2024

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For cases outside of criteria, please speak to your LiveMore sales representative, or call 020 4525 7754

Here to help your clients aged
50 to 90+ by offering:

More affordability

More property

More products



Our products

We have two types of products:

- (1) Lifetime Mortgages where you don't have to make monthly payments
- (2) Mortgages where you have to make monthly payments, which covers all our standard mortgages and Retirement Interest Only (RIO).

| | Lifetime Mortgages | All our other mortgages |
|------------------|---|--|
| Monthly payments | None, although they can be made voluntarily | Yes - contractual monthly payments |
| Interest | If no payments are made then interest is charged on interest (interest roll up or compound interest) | Interest is repaid every month - the monthly payments cover these. With some of our mortgages the monthly payment also includes the capital (as well as the interest). |
| Affordability | There are no affordability assessments. The amount borrowed depends on age and value of the home. | Income and expenditure is assessed to ensure the borrower can meet the monthly payments. |
| Repayment | The mortgage and any rolled up interest plus any unpaid charges are paid when the borrower sells the property or when they go into long term care or pass away. | The mortgage is either repaid throughout the term, at the end of the term or when the borrower goes into long term care or passes away. |
| Qualifications | Specialist Equity Release qualifications | Regular mortgage qualifications |

The key criteria for the individual products are shown below.

| Product | Lifetime Mortgage | Retirement Interest Only | Standard Interest Only | Standard Capital & Interest |
|-----------------------------|-------------------|--|---|--|
| Is there a fixed term? | No | No | Yes | Yes |
| Minimum age | 55 | 50 (youngest 45 if other borrower 50+) | 50 (youngest 45 if other borrower 50+) | 50 (youngest 45 if other borrower 50+) |
| Maximum age | None | None | 80 | 85 |
| Maximum term | None | None | 30 years | 35 years |
| Maximum LTV | Age dependent | 75% | 70% | 85% |
| LiveMore Tiers available | Not applicable | 1-4 | 1-4 | 1-4 |
| Minimum equity requirements | Not applicable | Not applicable | Yes - dependent on region (see page 25) | Not applicable |



Our Lifetime Mortgages

A type of Equity Release mortgage providing a lump sum loan with no monthly payments.

| | Lifetime Mortgage - Lite | Lifetime Mortgage - Standard | Property + |
|--|--------------------------|------------------------------|--------------------------|
| LTV Tier | 1 | 2 | 3 |
| Loan range | £10k - £750k | £10k - £750k | £10k - £750k |
| Property Valuation | £100k to no maximum | £100k to no maximum | £100k to no maximum |
| Property Criteria (see page 10) | Tier 1 Property Criteria | Tier 1 Property Criteria | Tier 2 Property Criteria |
| Fixed ERCs (see page 9) | 10 years | 10 years | 10 years |
| Partial Repayment / Voluntary payments | 10% | 10% | 10% |
| Fixed term lengths | Fixed for life | Fixed for life | Fixed for life |
| Fee variants | No product fee | No product fee | No product fee |
| Valuations | Free standard valuations | Free standard valuations | Free standard valuations |
| | | | |
| Interest Rate (MER) | 6.68% | 6.86% | 7.71% |
| Interest Rate (AER) | 6.89% | 7.08% | 7.99% |
| APRC | 6.89% | 7.08% | 7.99% |

Lifetime Mortgage

LiveMore is a member of the Equity Release Council.

You must have an Equity Release qualification to advise on Lifetime Mortgages.



Key features of our Lifetime Mortgage

| Feature | Description |
|--|---|
| Porting | If the borrower moves home, they can transfer their Lifetime Mortgage to a new property if it meets our lending conditions. They must pay a Valuation Fee, Porting Fee and meet our and their legal expenses in respect of the new property. If the new property is of a lower value, we may ask the borrower to repay part of the amount outstanding on the Lifetime Mortgage. Early Repayment Charges do not apply in this case. |
| Downsizing Protection | If after 5 years, the borrower moves to a property that doesn't meet our lending criteria and they are unable to transfer the mortgage, they can repay the loan in full without incurring any early repayment charges (ERCs). |
| Partial Repayments / Voluntary Repayments | The borrower can make partial repayments or voluntary monthly repayments within each 12-month period, starting from the date the loan completes, without incurring an early repayment charge. The partial repayment allowance is 10% of the balance on each anniversary of the loan starting. |
| ERC exemption on death or move into Long Term Care | An ERC will be waived if the mortgage is repaid by the remaining borrower within 3 years of the date the first borrower dies or moves into long-term care. |
| No negative equity guarantee | The borrower can carry on living in the property even if the amount they owe to LiveMore becomes greater than the value of the home. Upon the death of the borrower or (if joint borrowers) on the death of the last borrower, or if you (or if joint borrowers, the last borrower) need to move into long term care, if the value of the home is not sufficient to repay this lifetime mortgage in full, the borrower or their beneficiaries will not be liable for the difference provided the terms of the mortgage have been complied with. |
| Additional borrowing and drawdown | We are working on this and it will be available in the future. |

LTVs by age

Loan-to-Values and Early Repayment Charges for Lifetime Mortgages

| Age | Tier 1 | Tier 2 | Tier 3 |
|-----|--------|--------|--------|
| 55 | 6.50% | 10.00% | 6.00% |
| 56 | 7.50% | 11.00% | 7.00% |
| 57 | 8.50% | 12.00% | 8.00% |
| 58 | 9.50% | 13.00% | 9.00% |
| 59 | 10.50% | 14.00% | 10.00% |
| 60 | 11.50% | 15.00% | 11.00% |
| 61 | 12.50% | 16.00% | 12.00% |
| 62 | 13.50% | 17.00% | 13.00% |
| 63 | 14.50% | 18.00% | 14.00% |
| 64 | 15.50% | 19.00% | 15.00% |
| 65 | 17.50% | 20.00% | 16.00% |
| 66 | 18.50% | 21.00% | 17.00% |
| 67 | 19.50% | 22.00% | 18.00% |
| 68 | 20.50% | 23.00% | 19.00% |
| 69 | 21.50% | 24.00% | 20.00% |
| 70 | 22.50% | 25.00% | 21.00% |
| 71 | 23.50% | 26.00% | 22.00% |
| 72 | 24.50% | 27.00% | 23.00% |
| 73 | 25.50% | 28.00% | 24.00% |
| 74 | 26.50% | 29.00% | 25.00% |
| 75 | 27.00% | 30.00% | 26.00% |
| 76 | 27.00% | 31.00% | 27.00% |
| 77 | 28.00% | 32.00% | 28.00% |
| 78 | 29.00% | 33.00% | 29.00% |
| 79 | 30.00% | 34.00% | 30.00% |
| 80 | 31.00% | 35.00% | 31.00% |
| 81 | 31.75% | 35.75% | 31.75% |
| 82 | 33.00% | 37.00% | 32.50% |
| 83 | 33.25% | 37.25% | 33.25% |
| 84 | 34.00% | 38.00% | 34.00% |
| 85 | 35.75% | 38.75% | 34.75% |
| 86 | 37.00% | 40.00% | 35.50% |
| 87 | 37.25% | 40.25% | 36.25% |
| 88 | 38.00% | 41.00% | 37.00% |
| 89 | 38.75% | 41.75% | 37.75% |
| 90 | 40.00% | 43.00% | 38.50% |
| 91 | 40.00% | 43.00% | 38.50% |
| 92 | 40.00% | 43.00% | 38.50% |
| 93 | 40.00% | 43.00% | 38.50% |
| 94 | 40.00% | 43.00% | 38.50% |
| 95 | 41.00% | 43.00% | 38.50% |

ERCs

| | Lifetime Mortgage | Property + |
|----------|-------------------|------------|
| Year 1 | 8.00% | 8.00% |
| Year 2 | 8.00% | 8.00% |
| Year 3 | 8.00% | 8.00% |
| Year 4 | 6.00% | 6.00% |
| Year 5 | 6.00% | 6.00% |
| Year 6 | 6.00% | 6.00% |
| Year 7 | 6.00% | 6.00% |
| Year 8 | 6.00% | 6.00% |
| Year 9 | 6.00% | 6.00% |
| Year 10 | 6.00% | 6.00% |
| Year 11+ | 0.00% | 0.00% |

ERCs are applied if your client:

- Makes repayments in any annual period following the completion date, which in total, amount to more than 10% of the outstanding loan balance (as calculated on each anniversary of completion).
- Switches provider

ERCs are NOT applied if your client:

- Redeems or sells the property during the ERC period due to death of a partner or moving into long-term care.
- Redeems all or part of the loan after the ERC period.
- Repays up to 10% during ERC period
- Repays due to porting

Property Criteria*

Key differences between our Lifetime and Property+ products.
See criteria guide for full property criteria.

| | Property + (Tier 2 property criteria) | Lifetime Mortgage (Tier 1 property criteria) |
|---|---|---|
| Properties above/ below/ near commercial | Y | N |
| Age restricted properties | Y | N |
| Not connected to mains water / drainage / electricity | Y | N |
| Flood zones | Y (as long as insurance excess < £1k) | N |
| Grade 1 and 2* | Y | N |
| Spray Foam | Y (if repaired) | N |
| Pylons | Y (as long as not in grounds and wires not over roof) | N |
| Service Charge and Ground Rent | Y (max 2% if property is less than £400k, else max 3%) | Y (max 1%) |
| Annexes | Y (Family only / non-commercial) | N |
| Structural movement: underpinned in last 5 yrs | Y (with 12yr guarantee) | N |
| Solar panels with UK Finance compliant lease | Y | N |
| Running a business from a property | Y (Must be less <25% of the floorspace with no commercial signage and visitors) | N |
| Japanese Knotweed | Y (B, not A) | N (or category C or D) |
| Timber framed | Y | N |
| Steel framed | Y (post yr 2000) | N |
| Modern Methods of Construction | Refer | N |
| Concrete walls (in-situ cast concrete & PRC) | Y | N |
| Single skin walls (single story, non-habitable) | Y | N |
| Properties with walls of Cob | Y | N |

*Subject to caveats



Interest only and Capital Repayment

We offer a broad range of products for ages 50-90+, including the widest range of fixed rates for this demographic.

LiveMore 1-4 Key Criteria

All of our Retirement Interest Only (RIO) and Standard mortgage products are available in 4 tiers based on the borrower's circumstances.

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------------------------------|---|---|--|--|
| Max Product LTV | RIO: 75% Standard IO: 70% Standard C&I: 70% | RIO: 75% Standard IO: 70% Standard C&I: 85% | RIO: 75% Standard IO: 70% Standard C&I: 85% | RIO: 60% Standard IO: 60% Standard C&I: 60% |
| Max Loan amount | £1m | £1m | £1m | £500,000 |
| Debt Consolidation | None | Up to £10,000 | Max 100% of Loan Amount | Max 50% of Loan Amount |
| Mortgage Arrears | None | None | Worst Status 1 in last 36 Months (0 missed payments in last 6) | Worst Status 3 in last 36 Months (0 missed payments in last 6) |
| Unsecured Arrears | None | None | Worst Status 2 in last 36 Months (1 missed payment in last 6) | Worst Status 3 in last 36 Months (1 missed payment in last 6) |
| CCJ / Defaults | None | None | CCJs and / or defaults up to £500 in last 3 years (satisfied), no unsatisfied accepted | CCJs and / or defaults up to £1,500 in last 3 years (satisfied), no unsatisfied accepted |
| Bankruptcy / IVA | None in the last 6 years For cases where the event is greater than 6 years, the Bankruptcy / IVA must be satisfied | | | |
| Debt Management Plan | None | None | None | Satisfied for 3 Years. No unsatisfied accepted |
| LiveMore Variable Rate (LVR) | The LiveMore Variable Rate is reset quarterly on 15 January, 15 April, 15 July and 15 October. In accordance with our mortgage terms and conditions, we use a reference rate which is currently the 3 months historic compounded daily SONIA rate in our determination of the LiveMore Variable Rate. Further information on the LiveMore Variable Rate, its use and calculation can be found on our website www.livemorecapital.com . | | | 5.22% |

Retirement Interest Only (RIO): Fee Range

For those aged 50 to 90+ looking to purchase or remortgage on an interest only basis without the need for a repayment strategy.

| RIO - Key Criteria | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------|--|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | No maximum age - A RIO has a lifetime term | | | |
| Max term | No maximum - A RIO has a lifetime term | | | |

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|--|------------|------------|------------|
| Product fee | £995 | | | |
| Incentives | Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------------------|-------------|------------|------------|------------|
| Maximum loan size | £1m | £1m | £1m | £500k |
| Maximum LTV | 60% | 75% | 60% | 60% |
| 2 year fixed | 7.43% | 7.53% | 7.53% | 7.93% |
| 5 year fixed | 6.68% | 6.78% | 6.88% | 7.18% |
| 5+5 yr fix (5yr ERCs) | 6.98% | 7.08% | 7.28% | 7.48% |
| 10 year fixed | 6.58% | 6.68% | 6.88% | 7.08% |
| Fixed for Life | 6.68% | 6.78% | 7.08% | 7.18% |
| Current Reversion Rate* | LVR + 3.50% | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate (Excluding Fixed for Life products).

Retirement Interest Only (RIO): Fee Assisted

For those aged 50 to 90+ looking to purchase or remortgage on an interest only basis without the need for a repayment strategy.

| RIO - Key Criteria | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------|--|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | No maximum age - A RIO has a lifetime term | | | |
| Max term | No maximum - A RIO has a lifetime term | | | |

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|---|------------|------------|------------|
| Product fee | £0 | | | |
| Incentives | Free standard valuation fees available on purchase and remortgage Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------------------|-------------|------------|------------|------------|
| Maximum loan size | £1m | £1m | £1m | £500k |
| Maximum LTV | 60% | 75% | 60% | 60% |
| 2 year fixed | 7.95% | 8.05% | 8.05% | 8.45% |
| 5 year fixed | 6.93% | 7.03% | 7.13% | 7.43% |
| 5+5 yr fix (5yr ERCs) | 7.16% | 7.26% | 7.46% | 7.66% |
| 10 year fixed | 6.76% | 6.86% | 7.06% | 7.26% |
| Fixed for Life | 6.84% | 6.94% | 7.14% | 7.34% |
| Current Reversion Rate* | LVR + 3.50% | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate (Excluding Fixed for Life products).

Retirement Interest Only (RIO): Fee Assisted Cashback

For those aged 50 to 90+ looking to purchase or remortgage on an interest only basis without the need for a repayment strategy.

| RIO - Key Criteria | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------|--|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | No maximum age - A RIO has a lifetime term | | | |
| Max term | No maximum - A RIO has a lifetime term | | | |

Our cashback products have a minimum loan of £75k

| Fees | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|--|------------|------------|------------|
| Product fee | £0 | | | |
| Incentives | £500 Cashback paid to customer upon completion of purchases and remortgages Free standard valuation fees available on purchase and remortgage Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------------------|-------------|------------|------------|------------|
| Maximum loan size | | | £1m | £500k |
| Maximum LTV | | | 60% | 60% |
| 2 year fixed | | | 8.45% | 8.65% |
| 5 year fixed | | | 7.33% | 7.53% |
| 5+5 yr fix (5yr ERCs) | | | 7.54% | 7.74% |
| 10 year fixed | | | 7.14% | 7.34% |
| Fixed for Life | | | 7.22% | 7.42% |
| Current Reversion Rate* | LVR + 3.50% | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate (Excluding Fixed for Life products)

Standard Interest Only: Fee Range

For those aged 50 to 80 looking to purchase or remortgage on an interest only basis and want to choose the term of the mortgage.

Our Standard Interest Only mortgages come with minimum equity requirements based on region. To see these, please turn to page 25.

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------|---|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | 80 (for joint, based on age of oldest borrower) | | | |
| Max term | 30 | | | |

| Fees | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|--|------------|------------|------------|
| Product fee | £995 | | | |
| Incentives | Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|---------------------------|-------------|------------|------------|------------|
| Maximum loan size | £1m | £1m | £1m | £500k |
| Maximum LTV (Standard IO) | 60% | 70% | 70% | 60% |
| 2 year fixed | 7.28% | 7.35% | 7.38% | 7.78% |
| 5 year fixed | 6.53% | 6.60% | 6.63% | 7.03% |
| 5+5 yr fix (5yr ERCs) | 6.83% | 6.90% | 6.93% | 7.33% |
| 10 year fixed | 6.43% | 6.50% | 6.53% | 6.93% |
| Current Reversion Rate* | LVR + 3.50% | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

Standard Interest Only: Fee Assisted

For those aged 50 to 80 looking to purchase or remortgage on an interest only basis and want to choose the term of the mortgage.

Our Standard Interest Only mortgages come with minimum equity requirements based on region. To see these, please turn to page 25.

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------|---|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | 80 (for joint, based on age of oldest borrower) | | | |
| Max term | 30 | | | |

| Fees | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|---|------------|------------|------------|
| Product fee | £0 | | | |
| Incentives | Free standard valuation fees available on purchase and remortgage Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|---------------------------|-------------|------------|------------|------------|
| Maximum loan size | £1m | | £1m | £500k |
| Maximum LTV (Standard IO) | 60% | 70% | 70% | 60% |
| 2 year fixed | 7.80% | 7.87% | 7.90% | 8.30% |
| 5 year fixed | 6.78% | 6.85% | 6.88% | 7.28% |
| 5+5 yr fix (5yr ERCs) | 7.01% | 7.08% | 7.11% | 7.51% |
| 10 year fixed | 6.61% | 6.68% | 6.71% | 7.11% |
| Current Reversion Rate* | LVR + 3.50% | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

Standard Interest Only: Fee Assisted Cashback

For those aged 50 to 80 looking to purchase or remortgage on an interest only basis and want to choose the term of the mortgage.

Our Standard Interest Only mortgages come with minimum equity requirements based on region. To see these, please turn to page 25.

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------|---|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | 80 (for joint, based on age of oldest borrower) | | | |
| Max term | 30 | | | |

Our cashback products have a minimum loan of £75k

| Fees | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|--|------------|------------|------------|
| Product fee | £0 | | | |
| Incentives | £500 Cashback paid to customer upon completion of purchases and remortgages Free standard valuation fees available on purchase and remortgage Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|---------------------------|-------------|------------|------------|------------|
| Maximum loan size | | | £1m | £500k |
| Maximum LTV (Standard IO) | | | 70% | 60% |
| 2 year fixed | | | 8.30% | 8.50% |
| 5 year fixed | | | 7.18% | 7.38% |
| 5+5 yr fix (5yr ERCs) | | | 7.39% | 7.59% |
| 10 year fixed | | | 6.99% | 7.19% |
| Current Reversion Rate* | LVR + 3.50% | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

Standard Capital & Interest: Fee Range

For those aged 50 to 85 looking to purchase or remortgage on a capital & interest basis and want to choose the term of the mortgage.

| Standard C&I - Key Criteria | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------------|---|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | 85 (for joint, based on age of oldest borrower) | | | |
| Max term | 35 | | | |

| Fees | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|--|------------|------------|------------|
| Product fee | £995 | | | |
| Incentives | Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 | | | |
|----------------------------|-------------|------------|------------|------------|-------|-------|-------|
| Maximum loan size | £1m | £1m | £1m | £500k | | | |
| Maximum LTV (Standard C&I) | 60% | 70% | 70% | 85% | 70% | 85% | 60% |
| 2 year fixed | 7.28% | 7.35% | 7.38% | 7.48% | 7.58% | 7.68% | 7.78% |
| 5 year fixed | 6.53% | 6.60% | 6.63% | 6.73% | 6.83% | 6.93% | 7.03% |
| 5+5 yr fix (5yr ERCs) | 6.83% | 6.90% | 6.93% | 7.03% | 7.13% | 7.23% | 7.33% |
| 10 year fixed | 6.43% | 6.50% | 6.53% | 6.63% | 6.73% | 6.83% | 6.93% |
| Current Reversion Rate* | LVR + 3.50% | | | | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

Standard Capital & Interest: Fee Assisted

For those aged 50 to 85 looking to purchase or remortgage on a capital & interest basis and want to choose the term of the mortgage.

| Standard C&I - Key Criteria | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------------|---|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | 85 (for joint, based on age of oldest borrower) | | | |
| Max term | 35 | | | |

| Fees | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|---|------------|------------|------------|
| Product fee | £0 | | | |
| Incentives | Free standard valuation fees available on purchase and remortgage Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 | | | |
|----------------------------|-------------|------------|------------|------------|-------|-------|-------|
| Maximum loan size | £1m | £1m | £1m | £500k | | | |
| Maximum LTV (Standard C&I) | 60% | 70% | 70% | 85% | 70% | 85% | 60% |
| 2 year fixed | 7.80% | 7.87% | 7.90% | 8.00% | 8.10% | 8.20% | 8.30% |
| 5 year fixed | 6.78% | 6.85% | 6.88% | 6.98% | 7.08% | 7.18% | 7.28% |
| 5+5 yr fix (5yr ERCs) | 7.01% | 7.08% | 7.11% | 7.21% | 7.31% | 7.41% | 7.51% |
| 10 year fixed | 6.61% | 6.68% | 6.71% | 6.81% | 6.91% | 7.01% | 7.11% |
| Current Reversion Rate* | LVR + 3.50% | | | | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

Standard Capital & Interest: Fee Assisted Cashback

For those aged 50 to 85 looking to purchase or remortgage on a capital & interest basis and want to choose the term of the mortgage.

| Standard C&I - Key Criteria | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-----------------------------|---|------------|------------|------------|
| Min age | 50 | | | |
| Max age (at term end) | 85 (for joint, based on age of oldest borrower) | | | |
| Max term | 35 | | | |

Our cashback products have a minimum loan of £75k

| Fees | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------|--|------------|------------|------------|
| Product fee | £0 | | | |
| Incentives | £500 Cashback paid to customer upon completion of purchases and remortgages Free standard valuation fees available on purchase and remortgage Assisted legal fees are available on remortgages | | | |

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|----------------------------|-------------|------------|-------------|------------|
| Maximum loan size | | | £1m | £500k |
| Maximum LTV (Standard C&I) | | | 70% 85% | 60% |
| 2 year fixed | | | 8.30% 8.40% | 8.50% |
| 5 year fixed | | | 7.18% 7.28% | 7.38% |
| 5+5 yr fix (5yr ERCs) | | | 7.39% 7.49% | 7.59% |
| 10 year fixed | | | 6.99% 7.09% | 7.19% |
| Current Reversion Rate* | LVR + 3.50% | | | |

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

Fees & Charges

For RIO and Standard Mortgages

| | LiveMore 1 | LiveMore 2 | LiveMore 3 | LiveMore 4 |
|-------------------|---|------------|------------|------------|
| Product Fee | Fee range: £995 Fee assisted range: £0 | | | |
| Valuation Fees | Fee range: To be paid for by the customer. See valuation fees table below. Fee assisted range: Free standard valuations. | | | |
| Solicitor Fees | For remortgages - LiveMore will instruct solicitors selected from its panel to act on our behalf in carrying out the legal work and will pay all standard costs and disbursements. If any non-standard legal work is also required, the applicant will have to pay for it. The applicant may instruct their own solicitors, in which case they will be responsible for all costs. For remortgages which include debt consolidation of unsecured debts of £5,000 or more, and for remortgages with a transfer of equity, the applicant should instruct solicitors who will then act for them and LiveMore. The applicant will be responsible for all costs and disbursements. For purchases - the applicant should instruct solicitors who will then act for them and LiveMore. The applicant will be responsible for all costs and disbursements. | | | |
| Ongoing Proc Fee | 55bps gross - payable at completion, plus an optional extra 13bps gross per year for up to 15 years following completion (Ongoing Procurement Fee). This enables intermediaries to build a valuable recurring income stream if our unique Ongoing Procurement Fee option is selected. | | | |
| Enhanced Proc Fee | 110bps gross - payable at completion, available on our fixed for life products. (Providing the annual care call is undertaken for the duration that the customer is on the product, or 15 years, whichever is shorter). | | | |

| Valuation scale from | Valuation scale to | Customer fee including VAT |
|----------------------|--------------------|----------------------------|
| £0 | £100,000 | £200 |
| £100,001 | £150,000 | £225 |
| £150,001 | £200,000 | £250 |
| £200,001 | £250,000 | £275 |
| £250,001 | £300,000 | £300 |
| £300,001 | £350,000 | £325 |
| £350,001 | £400,000 | £350 |
| £400,001 | £450,000 | £375 |
| £450,001 | £500,000 | £400 |
| £500,001 | £600,000 | £535 |
| £600,001 | £700,000 | £635 |
| £700,001 | £800,000 | £700 |
| £800,001 | £900,000 | £760 |
| £900,001 | £1,000,000 | £875 |
| £1,000,001 | £1,500,000 | £1,275 |
| £1,500,001 | £2,000,000 | £1,675 |

Additional valuation fees may be payable for some isolated postcode locations. These will be notified in advance.

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Early Repayment Charges (ERCs)

For RIO and Standard Mortgages

| | 2 Year Fixed | 5 Year Fixed | 5+5 Year Fixed | 10 Year Fixed | Fixed for life |
|---------|--------------|--------------|----------------|---------------|----------------|
| Year 1 | 3% | 5% | 5% | 5% | 8% |
| Year 2 | 2% | 4% | 5% | 5% | 8% |
| Year 3 | | 3% | 5% | 5% | 8% |
| Year 4 | | 2% | 5% | 5% | 6% |
| Year 5 | | 1% | 5% | 5% | 6% |
| Year 6 | | | | 5% | 6% |
| Year 7 | | | | 4% | 6% |
| Year 8 | | | | 3% | 6% |
| Year 9 | | | | 2% | 6% |
| Year 10 | | | | 1% | 6% |

ERCs are applied for RIO and Standard Mortgages if your client:

- Makes one or more overpayments in any annual period following the completion date that total more than 10% of the outstanding loan balance (as calculated on each anniversary of completion).
- Switches provider
- Your client downsizes and makes a full redemption of the loan. If your client downsizes and makes a partial redemption ERCs could be charged in certain circumstances.

How ERCs are applied for RIO and Standard Mortgages

In any year during the ERC period, your client may repay up to 10% of the outstanding loan balance at the beginning of such year, without incurring a penalty.

For this purpose a year is calculated from the commencement of each anniversary of the date of the mortgage advance.

ERCs are NOT applied for RIO and Standard Mortgages if your client:

- Redeems the mortgage in the ERC period due to death of a partner or moving into long-term care
- Sells the property following the death or move into long term care of the surviving partner
- Redeems all, or part of the loan, after the ERC period
- Repays within their annual allowance in any year during the ERC period

Payment Breaks

If your client is in financial difficulty due to an unexpected change in circumstances, they may be entitled upon request to a payment break for up to 6 months, to allow them a little breathing space.

At the end of the payment break, the missed payments can either be paid as a lump sum payment, or be added to the loan. If added to the loan, their regular monthly payment will increase.

Minimum equity requirements: Standard Interest Only

Our Standard Interest Only Mortgages come with minimum equity requirements per region.

| Region | Minimum Equity Required |
|-------------------------|-------------------------|
| East Anglia | £178,500 |
| East Midlands | £131,500 |
| Greater London (Tier 1) | £325,000 |
| Greater London (Tier 2) | £274,750 |
| North East | £116,000 |
| North West | £171,500 |
| Scotland | £166,500 |
| South East | £231,250 |
| South West | £199,800 |
| Wales | £139,500 |
| West Midlands | £148,500 |
| Yorks & Humber | £141,650 |

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